

AFTER RECORDING MAIL TO:
Ms. Susana Bonadea
16818 Sherman Street
LaConner, WA 98257



200304280210
Skagit County Auditor

4/28/2003 Page 1 of 2 3:43PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105341-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): J.A. Martin Trust
Grantee(s): Susana Bonadea
Abbreviated legal: ptns Lots 45 & 46, Snee-oosh

Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4016-000-045-0209/P69656 & 4016-000-046-0109/P69658

THE GRANTOR JOHN A. MARTIN and LOIS K. MARTIN, as Trustees, under the JOHN A. AND LOIS K. MARTIN TRUST AGREEMENT DATED NOVEMBER 6, 1989 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SUSANA BONADEA, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: That certain L.U.D. No. 1 Assessment to the Town of LaConner, dated July 1, 1997, in the approximate amount of \$8,237.20 which the Grantee herein agrees to assume and pay per the terms and conditions thereof.

Also subject to: Second half 2003 taxes.

#1985
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated April 5, 2003

APR 28 2003

J.A. Martin Trust

By: John A. Martin, Trustee

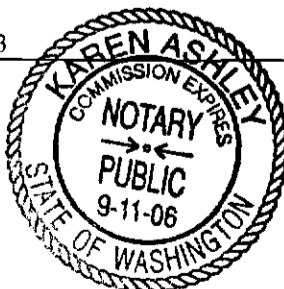
Amount Paid \$ 2524.50
Skagit Co. Treasurer
By: Lois K. Martin Deputy

By: Lois K. Martin, Trustee

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that John A. Martin and Lois K. Martin signed this instrument, on oath stated They are that authorized to execute the instrument and acknowledged it as the Trustees of The John A. and Lois K. Martin Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 7, 2003



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: September 11, 2006

EXHIBIT A

Schedule "A-1"

DESCRIPTION:

Those portions of Lots 45 and 46, "SNEE-OOSH, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington, described as follows:

Beginning at a point 50 feet West of the Southeast corner of Lot 46, "SNEE-OOSH, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington;
thence East 50 feet to the Southeast corner of Lot 46;
thence North 50 feet;
thence West 30 feet;
thence Southwesterly to the point of beginning.

Beginning at the Northeast corner of Lot 45, "SNEE-OOSH, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington;
thence West along the North line of said lot, 48.02 feet;
thence South 42°28' East 71.64 feet to a point on the East line of said lot, which is 52.95 feet South of the Northeast corner of said lot;
thence North 52.95 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

