



201604150124

When recorded return to:  
Marilyn G. Nalbach  
3215 21st St Apt A  
Everett, WA 98201

Skagit County Auditor \$79.00  
4/15/2016 Page 1 of 7 3:37PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026748

CHICAGO TITLE  
620026748

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20161379  
APR 15 2016

Amount Paid \$ 2853.<sup>00</sup>  
Skagit Co. Treasurer  
By *hmm* Deputy

THE GRANTOR(S) Winnifred F Martin, as to a life estate; and Lynda M Hyatt, an unmarried woman; and Willard T Martin, a married man as his separate estate as to the remainder, as to Parcel A; and Winnifred Martin, an unmarried woman, as to Parcel B

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Marilyn G. Nalbach, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Lot 7, WEST VIEW ACRES SUBDIVISION, according to the plat thereof, recorded in Volume 7 of Plats, page 35, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the North 530.00 feet of the West 330.00 feet of the East Half of Government Lot 4, Section 6, Township 34 North, Range 4 East, WM, described as follows:

Beginning at the Northeast corner of Lot B as shown on Short Plat No. 69-74 filed in Volume 1 of Short Plats, page 14, records of Skagit County, Washington;  
Thence North 88 degrees 41'40" West along the North line of said Lot B a distance of 35.11 feet;  
Thence North 0 degrees 05'18" West a distance of 110.04 feet to a point that is 210.00 feet South as measured at right angles from the North line of said subdivision;  
Thence South 88 degrees 41'40" East parallel to the North line of said subdivision a distance of 35.11 feet;  
Thence South 0 degrees 05'18" East a distance of 110.04 feet to the true point of beginning.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P70249 / 4037-000-007-0010, P23765 / 340406-0-132-0209

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED  
(continued)

Dated: April 13, 2016

Lynda M. Hyatt by Mark R. Hyatt her Attorney-in-Fact  
Lynda M. Hyatt by Mark R. Hyatt her Attorney-in-Fact

Willard T. Martin  
Willard T Martin

Winnifred F. Martin by Willard T. Martin her Attorney-in-Fact  
Winnifred F Martin, by Willard T Martin, her Attorney-in-Fact  
ATTN IN FACT

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that Willard T Martin is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-13-16

Cassandra M Mitchell  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon  
My appointment expires: 3-10-17



STATUTORY WARRANTY DEED

(continued)

Dated: April 13, 2016

Lynda M. Hyatt by Mark R. Hyatt her  
Attorney-in-Fact

Willard T. Martin  
Willard T. Martin

Winnifred F. Martin by Willard T. Martin  
Winnifred F. Martin, by Willard T. Martin, **ATTN IN FACT**  
her Attorney-in-Fact

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that

Willard T. Martin  
\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 4-13-16

Cassandra M. Mitchell  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon  
My appointment expires: 3-10-17



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of WA

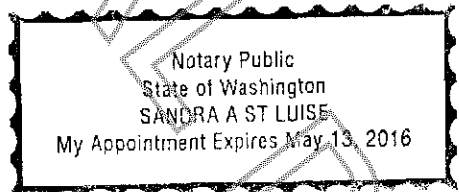
County of Innomish

I certify that I know or have satisfactory evidence that Mark R Hyatt

~~is/are~~ the person(s) who appeared before me, and said person acknowledged that ~~(he/she/they)~~ signed this instrument, on oath stated that ~~(he/she/they)~~ was authorized to execute the instrument and acknowledged it as the Attorney-in-Fact of Lynda M Hyatt to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/14/2016

Sandra A. St. Laise  
Name: Sandra A. St. Laise  
Notary Public in and for the State of WA  
Residing at: Everett, WA  
My appointment expires: May 13, 2016



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of WA

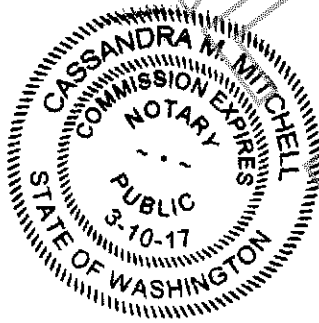
County of SKagit

I certify that I know or have satisfactory evidence that Willard T Martin

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney-in-Fact of Winnifred F Martin to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-13-16

Cassandra M Mitchell  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon  
My appointment expires: 3-10-17



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 31, 2005  
Recording No.: 515509

Affects: Parcel A

2. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: December 9, 1974  
Recording No.: 810983

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. 69-74:

Recording No: 812303

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Barry R. Whipple and Kathleen P. Whipple, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: March 12, 1975  
Recording No.: 814532  
Affects: Parcel B

5. Agreement Concerning Sewer Facilities And Reimbursement of Cost by Subsequent Users including the terms, covenants and provisions thereof

Recording Date: December 19, 1978  
Recording No.: 893351

6. Easement including the terms, covenants and provisions thereof

Recording Date: October 5, 1982  
Recording No.: 8210050022 being a re-recording of 8209160018

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Dennis H. Ward and Sheryl A. Ward, husband and wife  
Purpose: Construction, installation and maintenance of a six inch sewer pipe  
Recording Date: July 24, 1984  
Recording No.: 8407250027  
Affects: Portion of Parcel B

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No: 8506190002

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Jack Hagerty and Phyllis Hagerty, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: July 18, 1985  
Recording No.: 8507180007  
Affects: Portion of Parcel B

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Karen L. Gouin  
Purpose: Construction, installation and maintenance of a side sewer line  
Recording Date: January 7, 1992  
Recording No.: 9201070025

11. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.