

When recorded return to:  
Eddy U Martinez and Rosa M Martinez  
1007 Vera Court  
Mount Vernon, WA 98273



Skagit County Auditor \$77.00  
2/23/2017 Page 1 of 5 2:35PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

CHICAGO TITLE

Escrow No.: 500051670

500051670

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Laura H Waitt Wolker, a married person, who acquired title as Laura H. Waitt for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Eddy U Martinez and Rosa M Martinez, husband and wife

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

Lot 12, PLAT OF BRITTWOOD, according to the plat thereof recorded in Volume 15 of Plats, pages 31 and 32, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017703  
FEB 23 2017

Tax Parcel Number(s): P100842 / 4578-000-012-0001,


Amount Paid \$ 4081.20  
Skagit Co. Treasurer  
By *[Signature]* Deputy


Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 2, 2017

  
\_\_\_\_\_  
Laura H Waitt Wolker

  
\_\_\_\_\_  
Ryan R.E. Wolker

UNOFFICIAL DOCUMENT

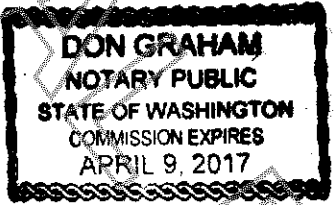
STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Snohomish

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

Dated: February 16, 2017

Don Graham  
Name: Don Graham  
Notary Public in and for the State of WA  
Residing at: Bothell, WA  
My appointment expires: 4-9-17



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: April 6, 1946  
Auditor's No.: 390381, records of Skagit County, Washington  
In favor of: P.U.D. No. 1 of Skagit County  
For: Right to lay, maintain, operate and remove water line or lines, together with the right of access to and from same  
Affects: The Northern 5 feet of said premises
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 13, 1992  
Auditor's No(s): 9210130026, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipeline  
Affects: The exterior 7 feet of the front boundaries of all lots in the plat of Brittwood
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 9, 1991  
Auditor's No.: 9112090089, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Strip of land 10 feet in width across all lots, tracts and spaces within said plat parallel and coincidental with the boundaries of all private and public street and road rights of ways
  
4. 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 PLAT OF BRITTWOOD:  
  
Recording No: 9203270022
  
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: March 27, 1992  
Auditor's No(s): 9203270023, records of Skagit County, Washington  
Executed By: Richard A. Hardt for Westside Associates, Limited Partnership

AMENDED by instrument(s):

**EXHIBIT "A"**

Exceptions  
(continued)

Recorded: January 29, 2010  
Auditor's No(s): 201001290118, records of Skagit County, Washington