

UNOFFICIAL DOCUMENT



200408300254
Skagit County Auditor

8/30/2004 Page 1 of 10 3:01PM

NAME: Sandra Larson

Address: 16948 Vaughn Road

City and State: Mount Vernon, WA 98273

Seed

Tax Account Number(s): 340213-0-002-0001, 340213-0-005-0008, 340224-0-001-0009, 340224-0-002-0206, 340213-0-005-0300, 340213-0-002-0500, 340213-0-006-0100, 340224-0-002-0006

13-34-2

THE GRANTOR Triple J Enterprises, A General Partnership of Larry R Jensen, Michael L Jensen, and Catherine L Jensen

Transfers interest in real property to its shareholders pursuant to WAC458-61-375 (2) (b)

Conveys and quit claims to Michael L Jensen and Catherine L Jensen, husband and wife,

The following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

Parcel A of attached legal description title Exhibit A

SUBJECT TO easements, restrictions, covenants and other instruments of record.

Dated this 18 day of July, 2004.

Larry R Jensen

Michael L Jensen

Catherine L Jensen

4646
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 30 2004

Amount Paid
By Skagit Co. Treasurer/Deputy

Page 2 Exhibit A
Legal Description

ACREAGE ACCOUNT, ACRES 0.43, 0/S#200 AF#751695 1973 DK12 DR19 (NOT FOR BUILDING PURPOSES) TRACT B SHORT PLAT #PL02-09485 AF#200209160059 LOCATED IN A PORTION OF GOVERNMENT LOT 4. QUARTER 01, SECTION 13, TOWNSHIP 34, RANGE 02. ASSESSOR'S TAX NUMBER: 340213-0-002-0500.

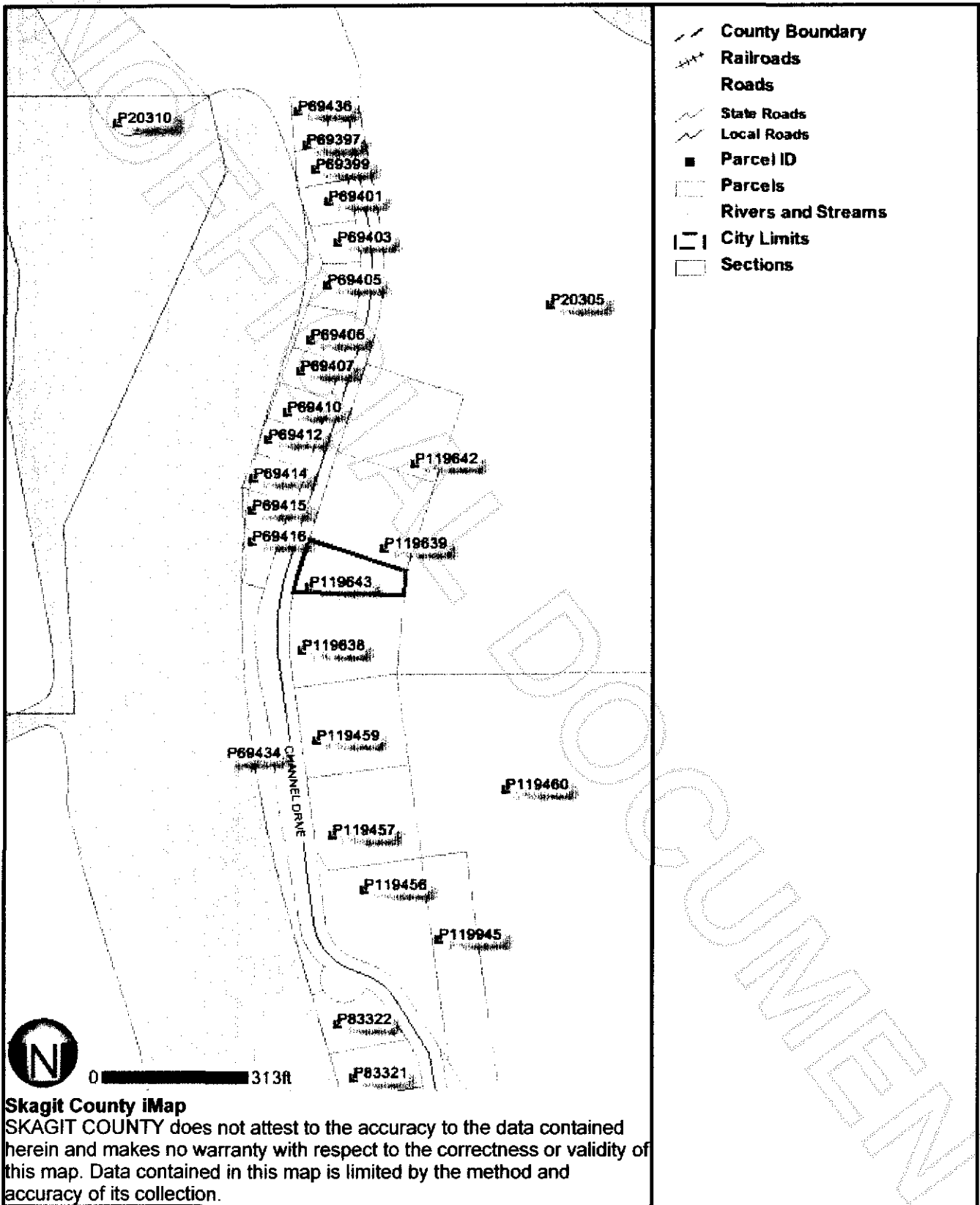
SUBJECT TO easements, restrictions, covenants and other instruments of record.



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Skagit County GIS Map



TELEGRAPH SLOUGH

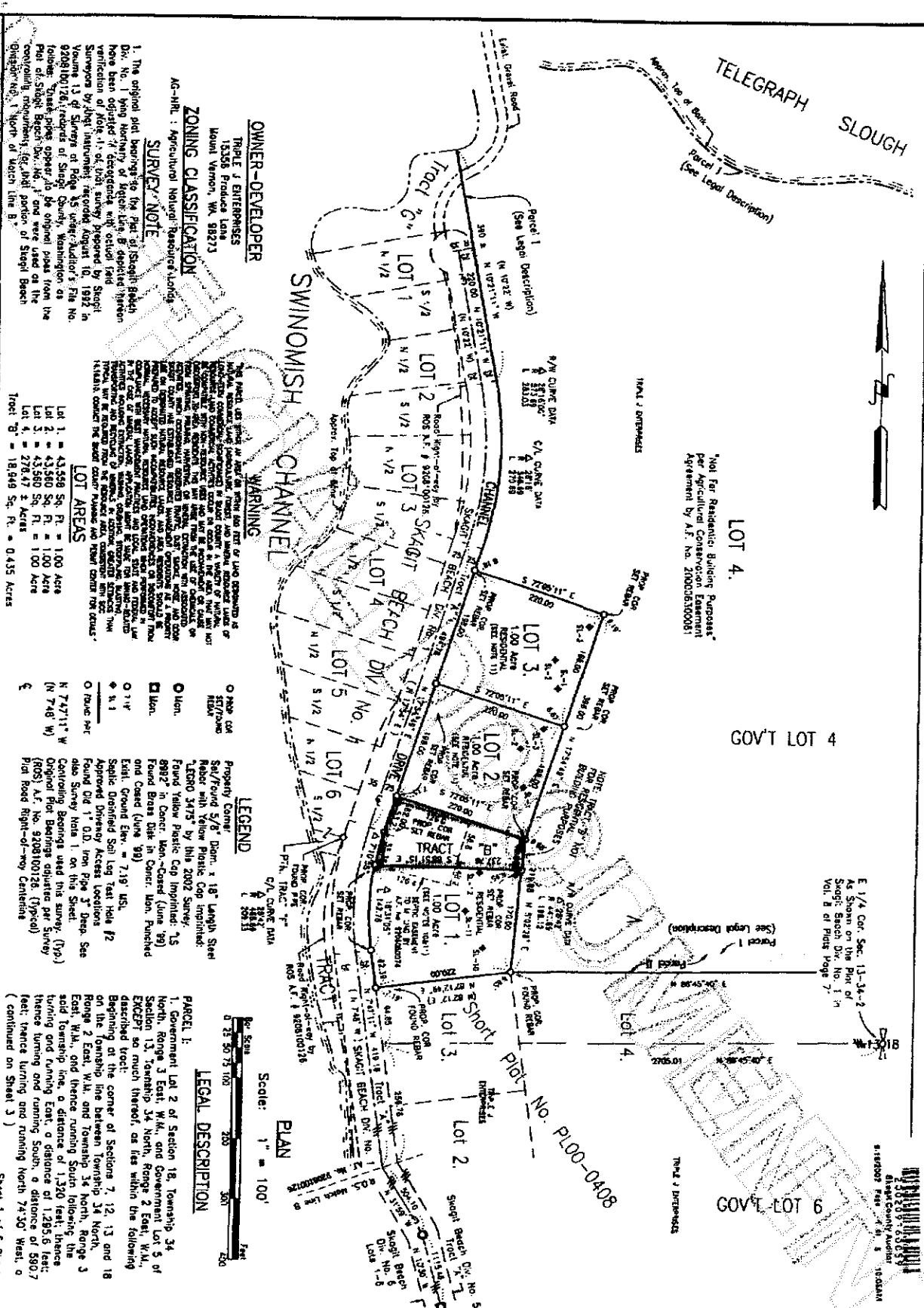
LOT 4.

GOV'T LOT 4

GOV'T LOT 6



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OWNER-DEVELOPER
TRIPLE J ENTERPRISES
 13335 Produce Lane
 Mount Vernon, WA 98273

ZONING CLASSIFICATION
 AG-1H1: Agricultural Natural Resource Lands

SURVEY NOTE
 1. The original plat bearing the title of Skagit Beach Div. No. 1 was incorrectly prepared by the Surveyor of Skagit County, Washington, on August 10, 1992 in Volume 13 of Surveys of Skagit County, Washington, as follows: "Truck pipes appear to be original areas from the 'cequalling' monument (see plat portion of Skagit Beach Div. No. 1) north of North Line B."

LOT AREAS

Lot 1	= 43,559 Sq. Ft. = 1.00 Acre
Lot 2	= 43,560 Sq. Ft. = 1.00 Acre
Lot 3	= 43,560 Sq. Ft. = 1.00 Acre
Lot 4	= 278,471 ± Acres
Tract "B"	= 18,946 Sq. Ft. = 0.435 Acres

LEGEND

- Pipe Cor. Set/Found
- Iron
- 1" W
- 1" S
- 1" E
- 1" W
- 1" S
- 1" E
- 1" W
- 1" S
- 1" E

LEGAL DESCRIPTION

PARCEL 1:
 1. Government Lot 2 of Section 18, Township 34 North, Range 3 East, W.M., and Government Lot 5 of Section 13, Township 34 North, Range 2 East, W.M., EXCEPT so much thereof as lies within the following described tract:
 Beginning at the corner of Sections 7, 12, 13 and 18 on the Township line between Township 34 North, Range 2 East, W.M. and Township 34 North, Range 3 East, W.M., and thence running South following the said Township line, a distance of 1,320 feet; thence turning and running East, a distance of 1,256.6 feet; thence turning and running South, a distance of 590.7 feet; thence turning and running North 74°30' West, a distance of 1,320 feet.

AUDITOR'S CERTIFICATE

Having examined the above plat and the original survey records, I find that the same conform to the requirements of the Skagit County Code, Chapter 14.04, at the request of the Surveyor of Skagit County, Washington, on August 10, 1992.

SURVEYOR'S CERTIFICATE

I, the undersigned, Surveyor of Skagit County, Washington, do hereby certify that the above plat is a true and correct copy of the original survey records, as the same appear in the office of the Surveyor of Skagit County, Washington, on August 10, 1992.

TRIPLE J ENTERPRISES
 PROPERTY SURVEY
 PORTION OF SEC. 13, T. 34 N., R. 2 E.W.M.,
 PORTION OF SEC. 18, T. 34 N., R. 3 E.W.M.,
 SKAGIT COUNTY, WASHINGTON

EXHIBIT "A"
(consisting of 3 pages)

PARCEL A

The land referred to herein is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 4 of Short Plat Number PL00-0408 as approved on July 31, 2002, and recorded as Auditor's File Number 200208010118, records of Skagit County, Washington, being in Sections 13 and 24, Township 34 North, Range 2 East, W.M., and also in Section 19, Township 34 North, Range 3 East, W.M.,

AND ALSO Lot 4 of Short Plat Number PL02-0485 as approved on September 13, 2002, and recorded as Auditor's File Number 200209160059, records of Skagit County, Washington, being in Sections 13, Township 34 North, Range 2 East, W.M., and also in Section 18, Township 34 North, Range 3 East, W.M., EXCEPT those portions of Lot 4 of Short Plat Number PL00-0408 and said Lot 4 of Short Plat Number PL02-0485 lying Northerly and Easterly of the following described line:

Beginning at the Southeast corner of said Lot 4, Short Plat Number PL02-0485; thence Westerly along the South line of said Lot 4 to the Southeast corner of said Section 13, as shown on the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington; thence North 89°21'46" West 2070.66 feet along an existing ditch to a line that is 40 feet east of and parallel with the east line of said "Plat of Skagit Beach No. 1";
thence North 45°28'30" East 142.20 feet along said parallel line;
thence North 24°38'30" East 239.26 feet along said parallel line;
thence North 04°26'30" West 298.01 feet along said parallel line;
thence North 14°57'00" East 213.60 feet along said parallel line to an existing ditch;
thence South 88°35'37" East 552.13 feet along said ditch;
thence North 75°40'36" East 31.97 feet along said ditch;
thence North 60°30'11" East 94.00 feet along said ditch;
thence North 00°00'00" West 1375.31 feet to an existing ditch;
thence North 49°40'18" West 93.40 feet along said ditch;
thence North 62°34'07" West 48.57 feet along said ditch;
thence North 72°31'43" West 35.22 feet along said ditch;
thence North 62°29'38" West 32.82 feet along said ditch;
thence North 48°48'39" West 51.56 feet along said ditch;
thence North 54°12'12" West 79.38 feet along said ditch;
thence North 80°52'14" West 59.94 feet along said ditch;
thence South 75°58'30" West 110.80 feet along said ditch;
thence North 72°37'53" West 67.46 feet along said ditch;
thence North 63°44'03" West 102.39 feet along said ditch;
thence North 43°11'28" West 98.98 feet along said ditch;
thence North 31°52'08" West 107.10 feet along said ditch;
thence North 16°33'40" West 125.70 feet along said ditch;
thence North 04°10'20" East 153.90 feet along said ditch;
thence North 28°53'43" East 156.41 feet along said ditch;
thence North 16°42'45" East 105.13 feet along said ditch;
thence North 00°35'19" West 108.97 feet along said ditch;
thence North 07°31'33" West 141.06 feet along said ditch;
thence North 05°34'37" East 103.70 feet along said ditch;



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thence North 18°28'35" East 114.83 feet along said ditch;
thence North 33°05'56" East 101.50 feet along said ditch;
thence North 45°42'52" East 98.54 feet along said ditch;
thence North 38°10'50" East 59.78 feet along said ditch;
thence North 21°25'46" East 30.65 feet along said ditch;
thence North 17°35'36" East 40 feet more or less, to the north line of said Lot 4, Short Plat Number PL02-0485, and the terminus of said line.

EXCEPT that portion of Lot 4 of said Short Plat No. PL00-0408, described as follows:

Beginning at the Northeast corner of Lot 1 of said Short Plat No. PL00-0408; thence North 82 degrees 12'49" East along the Easterly Projection of the North line of said Lot 1, a distance of 97.00 feet; thence South 7 degrees 47'11" East along a line which is parallel to and 97 feet distant from, when measured at right angles to, the East line of said Lot 1 and the Southerly Projection thereof, a distance of 658.63 feet, more or less, to a point on the Westerly line of said Lot 4, which point bears South 31 degrees 59' East a distance of 236.66 feet, more or less, from the Southerly corner of said Lot 1; thence North 31 degrees 59' West along the Westerly line of said Lot 4, a distance of 236.66 feet, more or less, to the Southerly corner of said Lot 1; thence North 7 degrees 47'11" West along the East line of said Lot 1, a distance of 442.76 feet to the point of beginning.

ALSO EXCEPT those portions of said Lot 4 of Short Plat Number PL00-0408 and said Lot 4 of Short Plat Number PL02-0485 lying Southerly and Easterly of the following described line:

Beginning at the Southeast corner of said Lot 4, Short Plat Number PL02-0485; thence Westerly along the South line of said Lot 4 to the Southeast corner of said Section 13, as shown on the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington; thence North 89°21'46" West a distance of 2070.66 feet along an existing ditch to a line that is 40 feet east of and parallel with the east line of said "Plat of Skagit Beach No. 1"; thence South 45°28'30" West a distance of 229.39 feet along said parallel line;
thence South 09°44'00" West a distance of 53.06 feet along said parallel line to an existing ditch;
thence South 66°31'59" East a distance of 18.50 feet along said ditch;
thence South 32°54'23" East a distance of 22.50 feet along said ditch;
thence South 10°11'32" East a distance of 38.03 feet along said ditch;
thence South 01°18'54" West a distance of 161.19 feet along said ditch;
thence South 02°55'57" East a distance of 65.76 feet along said ditch;
thence South 17°42'52" East a distance of 84.23 feet along said ditch;
thence South 31°14'08" East a distance of 81.72 feet along said ditch;
thence South 39°47'07" East a distance of 108.82 feet along said ditch;
thence South 48°43'40" East a distance of 131.89 feet along said ditch;
thence South 29°41'21" East a distance of 110.25 feet along said ditch;
thence South 12°50'42" East a distance of 174.01 feet along said ditch;
thence South 16°17'21" East a distance of 137.92 feet along said ditch;
thence South 21°45'41" East a distance of 105.65 feet along said ditch;
thence South 42°03'59" East a distance of 161.32 feet along said ditch;
thence South 53°43'28" East a distance of 133.16 feet along said ditch;
thence South 49°24'40" East a distance of 115.89 feet along said ditch;
thence South 68°41'03" East a distance of 162.43 feet along said ditch;
thence South 01°21'14" East a distance of 61.40 feet along said ditch;



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thence South 19°06'04" West a distance of 93.09 feet along said ditch;
thence South 14°08'21" West a distance of 69.28 feet along said ditch;
thence South 29°51'07" East a distance of 100.06 feet along said ditch;
thence South 58°48'26" East a distance of 98.92 feet along said ditch;
thence South 70°48'24" East a distance of 102.92 feet along said ditch;
thence South 58°20'31" East a distance of 90.89 feet along said ditch;
thence South 31°17'46" East a distance of 194.07 feet along said ditch;
thence South 40°36'49" East a distance of 57.94 feet along said ditch;
thence South 44°44'37" East a distance of 72.81 feet along said ditch;
thence South 22°10'31" East a distance of 126.83 feet along said ditch;
thence South 05°21'14" East a distance of 121.88 feet along said ditch;
thence South 00°34'30" West a distance of 57.89 feet to the South line of the
Southeast ¼ of the Northeast ¼ of said Section 24 and the terminus of said
line at a point that is North 89°25'30" West a distance of 836.36 feet from
the Southeast corner of said subdivision (East ¼ corner of said Section 24).

Situate in the County of Skagit, State of Washington



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