



201406110059

Skagit County Auditor \$77.00
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When recorded return to:
Bos Asset Restructuring, LLC
15356 Produce Lane
Mount Vernon, WA 98273



201405050086 \$77.00
Skagit County Auditor
5/5/2014 Page 1 of 6 3:16PM

Recorded at the request of:
Guardian Northwest Title
File Number: 107146

Re Record to add BLA Stamp

Statutory Warranty Deed

107146-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael L. Jensen and Catherine L. Jensen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bos Asset Restructuring, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

* Asset

Abbreviated Legal:

Section 24, Township 34 North, Range 2 East; Ptn. Gov. Lots 1 & 2, and ptn. SE of NE (aka Ptn. Lot 4, SP #PL00-0408)

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P20684, 340224-0-002-0206, P122145, 340224-1-002-0100, P20682, 340224-0-001-0009

Dated 4/30/14

Michael L. Jensen
Michael L. Jensen

Catherine L. Jensen
Catherine L. Jensen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141511
MAY 05 2014

Amount Paid \$ 1416.00
Skagit Co. Treasurer
By MG Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael Jensen and Catherine Jensen, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4/30/14

Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2015

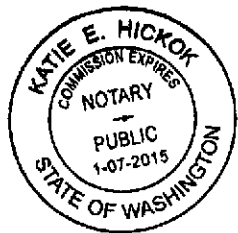


EXHIBIT A

That portion of Lot 4 of Short Plat Number PL00-0408 as approved on July 31, 2002 and recorded August 1, 2002 under 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., lying Southerly and Westerly of the following described line:

Commencing at the Southeast corner of Lot 4 of Short Plat Number PL02-0485 as approved on September 13, 2002 and recorded September 16, 2002 under 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.;

Thence Westerly along the South line of said Lot 4 of said Short Plat Number PL02-0485 to the Southeast corner of said Section 13, as shown of the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington;

Thence S 88°45'40" W, 2199.86 feet along the South line of said Section 13, as shown of the "Plat of Skagit Beach No. 1", to a point on the East line of Tract "E" of said "Plat of Skagit Beach No. 1" which bears N 45°28'30" E, 100.95 feet from the Southeast corner of said Tract "E", and which point is the TRUE POINT OF BEGINNING;

Thence N 88°45'40" E, 58.34 feet along the South line of said Section 13 to a point on a line that is 40 feet East of and parallel with the East line of Tract "E" of said "Plat of Skagit Beach No. 1";

Thence S 45°28'30" W, 130.52 feet along said parallel line;

Thence S 9°44'00" W, 53.06 feet along a line parallel with the East line of said "Plat of Beach No. 1" to an existing ditch;

Thence S 66°31'59" E, 18.50 feet along said ditch;

Thence S 32°54'23" E, 22.50 feet along said ditch;

Thence S 10°11'32" E, 38.03 feet along said ditch;

Thence S 1°18'54" W, 161.19 feet along said ditch;

Thence S 2°55'57" E, 65.76 feet along said ditch;

Thence S 17°42'52" E, 84.23 feet along said ditch;

Thence S 31°14'08" E, 81.72 feet along said ditch;

Thence S 39°47'07" E, 108.82 feet along said ditch;

Thence S 48°43'40" E, 131.89 feet along said ditch;

Thence S 29°41'21" E, 110.25 feet along said ditch;

Thence S 12°50'42" E, 174.01 feet along said ditch;

Thence S 16°17'21" E, 137.92 feet along said ditch;

Thence S 21°45'41" E, 105.65 feet along said ditch;

Thence S 42°03'59" E, 161.32 feet along said ditch;

Thence S 53°43'28" E, 133.16 feet along said ditch;

Thence S 49°24'40" E, 115.89 feet along said ditch;

Thence S 68°41'03" E, 162.43 feet along said ditch;

Thence S 1°21'14" E, 61.40 feet along said ditch;

Thence S 19°06'04" W, 93.09 feet along said ditch;

Thence S 14°08'21" W, 69.28 feet along said ditch;

Thence S 29°51'07" E, 100.06 feet along said ditch;

Thence S 58°48'26" E, 98.92 feet along said ditch;

Thence S 70°48'24" E, 102.92 feet along said ditch;

Thence S 58°20'31" E, 90.89 feet along said ditch;

Thence S 31°17'46" E, 194.07 feet along said ditch;

Thence S 40°36'49" E, 57.94 feet along said ditch;

Thence S 44°44'37" E, 72.81 feet along said ditch;

Thence S 22°10'31" E, 126.83 feet along said ditch;

Thence S 5°21'14" E, 121.88 feet along said ditch;

Thence S 0°34'30" W, 57.89 feet to the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 24 and the terminus of said line at a point that is N 89°25'30" W, 836.36 feet from the Southeast corner of the Northeast 1/4 of said Section 24 (East 1/4 corner of said Section 24).

EXCEPT that portion thereof lying Northerly of the following described line:

Commencing at the Southeast corner of Lot 4 of Short Plat Number PL02-0485 as approved on September 13, 2002 and recorded September 16, 2002 under Auditor's File Number 200209160059,



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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.;

Thence Westerly along the South line of said Lot 4 of said Short Plat Number PL02-0485 to the corner common to Sections 18 and 19, Township 34 North, Range 3 East, W.M., and Sections 13 and 24, Township 34 North, Range 2 East, W.M., 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 S 6°04' E along the East line of said Section 24, 1248.2 feet to the true point of beginning;

Thence S 88°45'40" W along a line parallel to the North line of said Section 24 as shown on the "Plat of Skagit Beach No. 1", 2805.33 feet, more or less, to a point on the West line of said Lot 4 of Short Plat Number PL00-0408, being also a point on the East line of Tract "A" of the "Plat of Skagit Beach Div. No. 4" as per plat recorded in Volume 11 of Plats, page 45, under Auditor's File Number 843908, records of Skagit County, Washington, and the Terminus of this line description, from which point the Easterly corner common to Lot 7 and Lot 8 of said "Plat of Skagit Beach Div. No. 4" bears S 88°45'40" W, 50.05 feet, more or less.



Exhibit B

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Mary A. Borchard, et al
And: J. Herbert Gardiner, et ux
Dated: November 30, 1962
Recorded: December 6, 1962
Auditor's No.: 629376
Regarding: The Use and Upkeep of a Water Line

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 19, of Skagit County, Washington
Recorded: October 25, 1963
Auditor's No. 642421
Purpose: Drainage purposes and to prevent overflow of salt water

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: Short Plat 42-79
Auditor's No.: September 6, 1979
Regarding: 7909060026

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 3, 1998
Auditor's No.: 9802030050
Regarding: Property Designated Agricultural Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 6, 2003
Auditor's No.: 200305060121
Regarding: Special Flood Hazard Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

G. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File Nos. 200006200052 and 200209190152.

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR
ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE
FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat PL-00-0408
Recorded: August 1, 2002
Auditor's No.: 200208010118

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: June 30, 2000
Auditor's No.: 200006300061
Purpose: Conservation Easement
Area Affected: Real Estate Under Search and Other Property

J. Any question that may arise due to shifting or changing in course of the ditch, or due to said ditch having changed its course as described in Schedule C.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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K. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 30, 2011
Auditor's No.: 201103300002
Regarding: Development Activities on or Adjacent to Designated Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 30, 2011
Auditor's No.: 201103300003
Regarding: Special Flood Hazard Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance with Skagit County Code Chapter 14.18

Grace R. ...
Skagit Co. Planning & Dev. Services

6/11/2014
Date

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company

STATE OF WASHINGTON } SS
COUNTY OF SKAGIT

I, Auditor of Skagit County, State of Washington, do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal of

my office the 11 day of June 2014

Janet ...
Auditor
Judy ...
Deputy

