

When recorded return to:
Robert David Jensen
3993 High Street
Eugene, OR 97405

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5560
Dec 29 2020
Amount Paid \$15125.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620045524

Escrow No.: 620045524

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles E. Ash II and Susan E. Ash, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert David Jensen, a married man as his sole and separate property

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

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

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

Lot(s): Ptn. 3 and 4-5 Block: 195 MAP OF THE CITY OF ANACORTES

Tax Parcel Number(s): P56192 / 3772-195-005-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 22, 2020

Charles E. Ash II
Charles E. Ash II
Susan E. Ash
Susan E. Ash

State of ~~WASHINGTON~~ ARIZONA
County of ~~SKAGIT~~ MARICOPA AB

I certify that I know or have satisfactory evidence that Charles E. Ash II and Susan E. Ash are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 23 DEC. 2020
George W. Burns
Name: GEORGE W. BURNS
Notary Public in and for the State of AZ
Residing at: AVONDALE, AZ
My appointment expires: JAN. 8, 2024

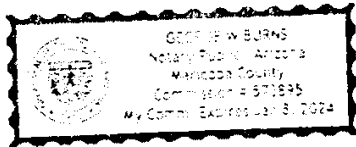


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P56192 / 3772-195-005-0003

The West 8.67 feet of Lot 3 and all of Lots 5 and 6, Block 195, CITY OF ANACORTES, according to the Plat thereof recorded in Volume 2 of Plats, Pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH the North 9.35 feet of the vacated alley adjacent thereto that attaches by operation of law.

(Also known as Lot 4 of Boundary Line Adjustment BLA-2014-0001 recorded under Auditor's File No. 201402130045.)

Situated in Skagit County, State of Washington.

EXHIBIT "B"
Exceptions

1. 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 Map of the City of Anacortes:

Recording No: Volume 2, Page 4

2. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s): 614522, records of Skagit County, Washington
In favor of: Harry S.J. Swanson and Signe Swanson, husband and wife
For: Utilities
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 29, 1954
Auditor's No(s): 614566, records of Skagit County, Washington
In favor of: City of Anacortes
For: sewer
5. Public or private easements over vacated streets or alleys.
6. 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:

Recording No: 200812180003

7. 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

EXHIBIT "B"
Exceptions
(continued)

Survey:

Recording No: 201309100014

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

Granted to: Ash Ventures, LLC, a Washington limited liability company
Purpose: Access and utility service
Recording Date: February 13, 2014
Recording No.: 201402130046
9. 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 Boundary Line Adjustment Survey:

Recording No: 201402130045
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: Natural gas pipeline or pipelines and facilities
Recording Date: March 13, 2014
Recording No.: 201403130011
11. Notice of Accessory Dwelling Unit, and the terms and conditions thereof:

Recording Date: December 12, 2016
Recording No.: 201612120123
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Anacortes.