

When recorded return to:

Linda Joy Martin
William Lewis Martin and Linda Joy Martin,
Trustees of the William Lewis Martin and Linda Joy
Martin Trust Dated October 18, 2018
3818 W 12th
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046318

CHICAGO TITLE
620046318

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward A. Jensen and Claudia D. Jensen, 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 William Lewis Martin and Linda Joy Martin, Trustees of the
William Lewis Martin and Linda Joy Martin Trust Dated October 18, 2018

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.)

LT 7, Rock Ridge Survey No. 9812030124, BEING A PTN. SW 1-4, SEC. 23-35-1E, W.M.

Tax Parcel Number(s): P58255 /
3809-323-007-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-426

Jan 29 2021

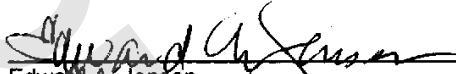
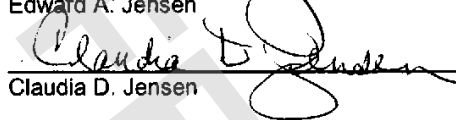
Amount Paid \$4405.00

Skagit County Treasurer

By Heather Beauvais Deputy

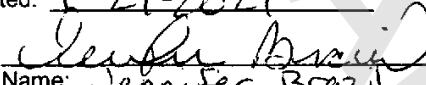
STATUTORY WARRANTY DEED
(continued)

Dated: January 28, 2021


Edward A. Jensen

Claudia D. Jensen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Edward A. Jensen and Claudia D. Jensen 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: 1-29-2021

Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

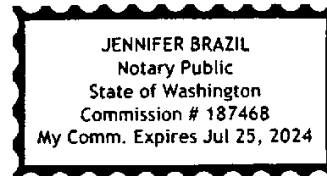


EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P58255 /
3809-323-007-0100**

Lot 7 of Survey recorded December 3, 1998 in Volume 21 of Surveys, pages 85 through 87, under Auditor's File No. 9812030124, records of Skagit County, Washington, being a portion of Blocks 1124, 1125, 1320, 1321, 1322, AND 1323, Northern Pacific Addition to Anacortes, recorded in Volume 2 of Plats, pages 9 through 11.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

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

Granted to:	City of Anacortes
Purpose:	Utilities
Recording Date:	December 3, 1998
Recording No.:	9812030119

2. Covenants, conditions, restrictions and easements 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:	October 22, 1998
Recording No.:	9810220058

3. Liens and charges as set forth in the above mentioned declaration,
Payable to: Rock Ridge Homeowners Association

4. Public or private easements, if any, over vacated portion of said premises.

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

Granted to:	City of Anacortes
Purpose:	Utilities
Recording Date:	December 3, 1998
Recording No.:	9812030122

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 ROCK RIDGE SURVEY

Recording No:	9812030124
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7. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2021.

EXHIBIT "B"
Exceptions
(continued)

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