

202103300126

03/30/2021 02:19 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

After Recording Return to:
Robert David Jensen
1109 D Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 30 2021

Amount Paid \$
Skagit Co. Treasurer
By *ME* Deputy

STATUTORY WARRANTY DEED

The grantor Robert David Jensen for and in consideration of estate planning purposes in hand paid, conveys and warrants to Robert David Jensen, Trustee of the R.D. Jensen Trust dated March 25, 2008, and any amendments thereto, 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:

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:

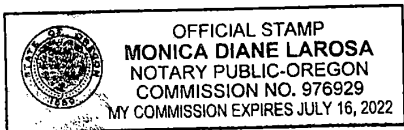
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

DATED this 26th day of March, 2021.

ROBERT DAVID JENSEN
Robert David Jensen

STATE OF OREGON)
) ss.
County of Lane)

I certify that I know or have satisfactory evidence that Robert David Jensen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.



Monica Diane Larosa
Notary Public For Oregon
My Commission Expires: July 16, 2022

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
(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.

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