

202307120016

07/12/2023 10:17 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Cherish Hansen and Jeffry Hansen
15102 Nookachamps Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237232

Jul 12 2023

Amount Paid \$7685.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500143819

Escrow No.: 500143819

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cherish Hansen and Jeffry Hansen, 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 Kathryn Marie Jensen and Sean David Jensen, a married
couple

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.)

PTN NW 1/4 NE 1/4 23-34-4E, W.M.

Tax Parcel Number(s): P27615/ 340423-0-015-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated:

July 10 2023

Cherish Hansen

Jeffry Hansen

State of

County of

This record was acknowledged before me on 7/10/2023 by Cherish Hansen and Jeffry Hansen.

(Signature of notary public)

Notary Public in and for the State of WAMy commission expires: 9-4-2026

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Commission Expires 09-04-2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P27615/ 340423-0-015-0002

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 621 FEET 11 INCHES EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 80 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH TO A POINT 181.5 FEET SOUTH OF THE NORTH LINE OF SAID SECTION;
THENCE EAST 160 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO GRANT S. ORSBORN AND VIOLET H. ORSBORN, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 473084, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH TO A POINT EAST OF THE POINT OF BEGINNING;
THENCE WEST TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 621 FEET 11 INCHES EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTH 80 FEET;
THENCE EAST 160 FEET TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO GRANT S. ORSBORN AND VIOLET H. ORSBORN, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 473084, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 80 FEET TO THE SOUTH LINE OF THE COUNTY ROAD;
THENCE WEST 160 FEET TO THE POINT OF BEGINNING.

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: Isola G. Stewart and Mable L. King
Purpose: Right of way
Recording Date: May 5, 1955
Recording No.: 519796
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 9, 2010
Recording No.: 201002090002
Matters shown: Encroachment at a concrete block storage building on East line of said premises
3. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.