

When Recorded Return To:
ISLAND TITLE COMPANY
P. O. BOX 1228
ANACORTES, WA 98221



199907300145
Kathy Hill, Skagit County Auditor
7/30/1999 Page 1 of 2 3:35:19PM

Escrow No. AE-6591D

LPB-10

SB-14975

Statutory Warranty Deed

Assessor's Tax Parcel ID#: 340313-3-009-0007

THE GRANTOR DANIEL C. JENSEN and JOANNA R. JENSEN, husband and wife
for and in consideration of THREE HUNDRED FIFTEEN THOUSAND AND NO/100 (\$315,000.00) DOLLARS
in hand paid, conveys and warrants to RODNEY A. WALSH and CHERYL WALSH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A".

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 30 1999

Abbr Legal: Ptn N 1/2 SWSW, Sec 13, T34N, R3EWM

Amount Paid \$ 4819.50
Skagit County Treasurer
By: *hp* Deputy

SUBJECT TO: Restrictions, reservations and easements of record.

DATED: July 26, 1999

Daniel C. Jensen
DANIEL C. JENSEN

Joanna R. Jensen
JOANNA R. JENSEN

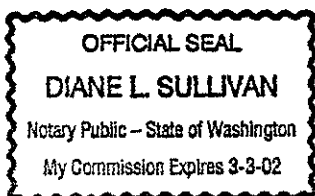
State of Washington
County of Skagit

} ss.

I certify that I know or have satisfactory evidence that DANIEL C. JENSEN and JOANNA R. JENSEN is/are the person(s) who appeared before me, and said person(s) 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 July 26, 1999

Diane L. Sullivan
Diane L. Sullivan
Notary Public in and for the State of Washington, residing at Shawano
My appointment expires: 3-3-02



SB-14975

EXHIBIT "A"

That portion of the North Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of said subdivision and the East line of the Avon-Allen Road; thence South along the East line of said Avon-Allen Road to the South line of the North Half of the North Half of the Southwest Quarter of the Southwest Quarter; thence East along said South line to the Northwest corner of the East Half of the South Half of the North Half of the Southwest Quarter of the Southwest Quarter of said Section 13; thence South along the West line of said East Half of the South Half of the North Half of said Southwest Quarter of the Southwest Quarter to the Southwest corner of the North Half of the South Half of the Northeast Quarter of said Southwest Quarter of the Southwest Quarter; thence East along the South line of said North Half of the South Half of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter a distance of 428.0 feet, more or less, to a point 2 feet West of an existing fence line; thence North along a line which is 2 feet West of and parallel with said existing fence line to the North line of the Southwest Quarter of the Southwest Quarter; thence West along said North line to the point of beginning;

EXCEPT the following described tract:

That portion of the North Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of said subdivision and the East line of the Avon-Allen Road; thence South along the East line of the Avon-Allen Road a distance of 151.5 feet; thence East along the Southerly line of an existing East and West rail fence a distance of 235.0 feet to a point that is 145.8 feet, more or less, South of the North line of said subdivision; thence continue in an Easterly direction a distance of 823.0 feet, more or less, to a point 2.0 feet West of an existing North and South fence and 165.0 feet South of the North line of said subdivision; thence North along a line which is 2.0 feet West of and parallel with said existing North and South fence a distance of 165.0 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence West along the North line of said subdivision a distance of 1,058.0 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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