

AFTER RECORDING MAIL TO:

James L. Jensen
11620 N.E. 144th Place
Kirkland, WA 98034



200009280072

, Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-94565-E
LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Iola S. Ratcliff
Grantee(s): James L. Jensen, Kathryn A. Jensen
Abbreviated Legal: ptn of Tr. 12, Skagit Beach No. 1 and ptn of Tr. J, Skagit Beach No. 4
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4008-000-012-0109/P69430, 4341-000-013-0005/P79575

THE GRANTOR IOLA S. RATCLIFF, formerly Iola S. Mangels, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES L. JENSEN and KATHRYN A. JENSEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

37505
SKAGIT COUNTY WASHINGTON
Real Estate Auditor

SEP 28 2000

See Attached Exhibit B

Dated this 26th day of September, 2000

By Iola S. Ratcliff
Iola S. Ratcliff

Amount Paid \$ 2,027.25
By [Signature] Skagit Co. Treasurer
Deputy

By _____

By _____

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Iola S. Ratcliff is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be she free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 26th, 2000

[Signature]
Nancy Lea Gleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/01/2002

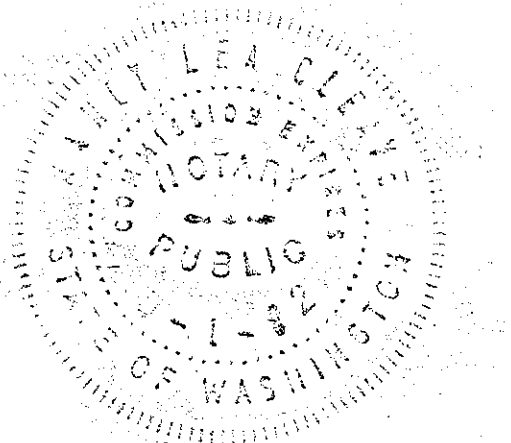


Exhibit A

DESCRIPTION:

Tract 12, "PLAT OF SKAGIT BEACH NO. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington,

EXCEPT the Northerly 1/2 thereof.

TOGETHER WITH that portion of Tract "J" of "PLAT OF SKAGIT BEACH DIV. NO. 4, A REPLAT OF A PORTION OF TRACT 'A' & 'C', SKAGIT BEACH NO. 1", as per plat recorded in Volume 11 of Plats, page 45, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Tract "J";
thence South 87degrees33'30" East a distance of 21.42 feet to a point on a curve on the Westerly line of Tract "A" of said plat, having a radius point bearing of South 87degrees33'30" East a distance of 325.66 feet;
thence Northerly on a curve to the right through a central angle of 13degrees10'15" a distance of 74.86 feet;
thence North 67degrees19'30" West, a distance of 2.46 feet to the Westerly line of said Tract "J";
thence South 22degrees40'30" West a distance of 80.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO Easement recorded July 17, 1963 under Auditor's No. 638435; Construction and Maintenance Obligations as shown on the Plat; Declaration of Protective Restrictions recorded under Auditor's No. 683921 and corrected under Auditor's No. 714706; Any question regarding location of Northerly lateral boundary of said premises; Any prohibition of or limitation of use resulting from the rights of the public to use any portion of the land which is now, or has formerly been. covered by water; Rights and easements for commerce, navigation and fisheries.



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