



200403040068

Skagit County Auditor

3/4/2004 Page

1 of

3 10:06AM

### QUITCLAIM DEED

Reference No.: 762842

Section, Township and Range: Sec. 5, T34, R 3

Grantor(s): Elmer Jensen and Anna Bell Jensen

Grantee(s): Michael Jensen, Catherine Jensen (Life Estate) & Sandra L. Larson (remainder)

Tax Parcel No./Account No: P21119/340305-0-015-0005

The Grantors, Elmer Jensen and Anna Bell Jensen, husband and wife, residing at Mount Vernon, Washington, for and in consideration of a love and affection (gift), hereby convey and quitclaim to Grantees, Michael Jensen and Catherine Jensen, husband and wife, a life estate for the term of their lives, and upon the last of Michael Jensen and Catherine Jensen to die, to Sandra L. Larson, a married person, as her separate property, the remainder interest, in the following described real estate:

That portion of the NW ¼ of Section 5, Township 34 North, Range 3 E.W.M., described as follows: Beginning at a post on the South line of Skagit Highway 346.5 feet West and 30 feet South of the Northeast corner of said subdivision; thence West, parallel to the North line of said subdivision, 1034 feet; thence South 14°20' East 560 feet; thence East 896 feet; thence North 543 feet to the place of beginning; EXCEPT that portion, if any, lying within the East 346.5 feet of said subdivision; ALSO EXCEPT that portion, if any, lying within the boundaries of a tract conveyed to Skagit County for road purposes by deed dated August 25, 1964, recorded August 25, 1964 under Auditor's file No. 655065; AND ALSO EXCEPT the West 5 acres of the above described tract of land.

Situate in Skagit County, State of Washington.

This transfer is tax exempt per WAC 458-61-410.

DATED this 23 day of February, 2004.

# 976  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAR 04 2004

Amount Paid \$  
Skagit County Treasurer  
By: *[Signature]* Deputy

*[Signature]*  
ELMER JENSEN, Grantor

*[Signature]*  
ANNA BELL JENSEN, Grantor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Elmer Jensen, Grantor, personally appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED at Mount Vernon, Washington this 23 day February, 2004.

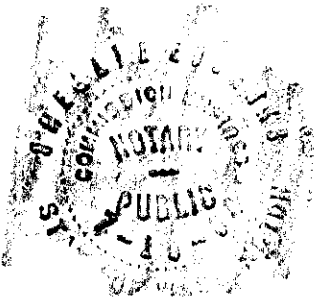


Shelle Ekats, Notary Public  
My Commission expires: 7-15-04

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Anna Bell Jensen, Grantor, personally appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as her free and voluntary act for the uses and purposes mentioned in the instrument.

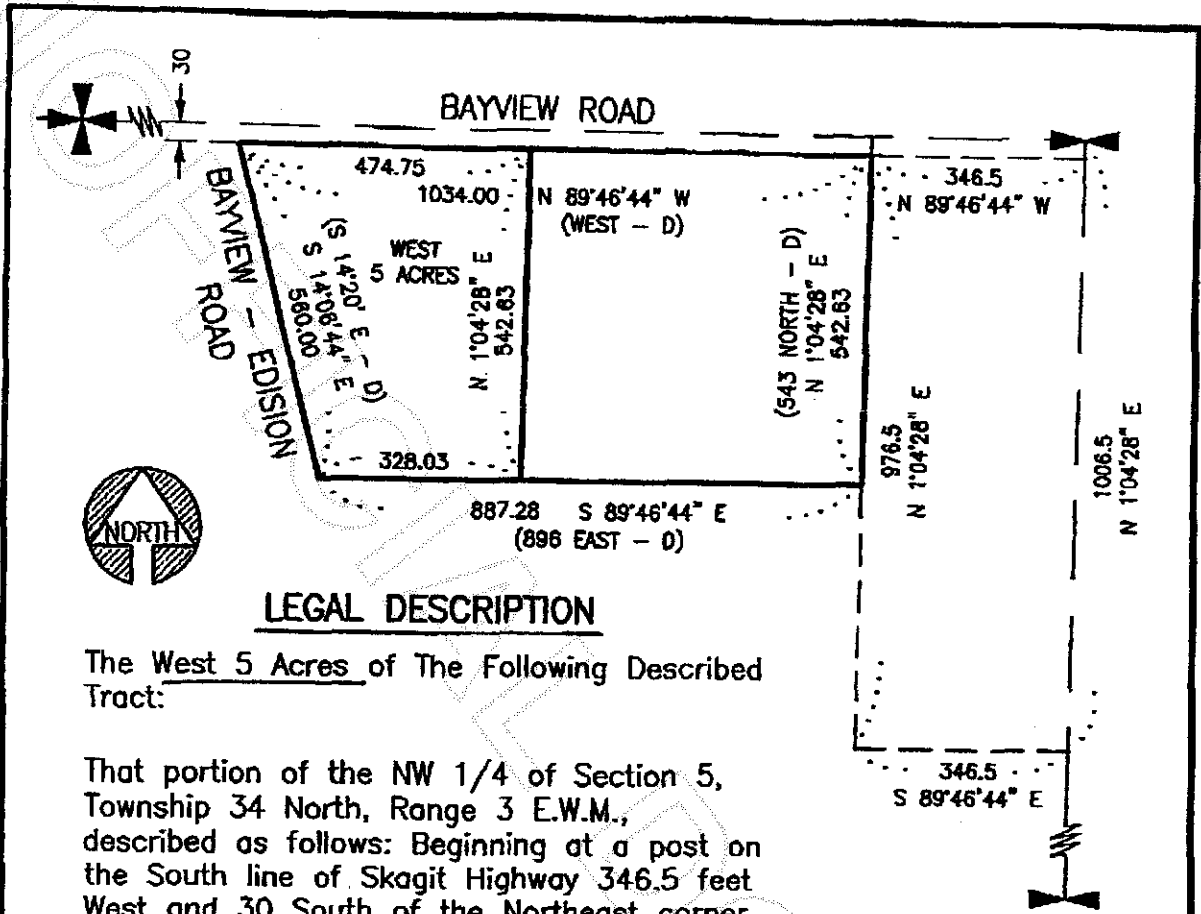
DATED at Mount Vernon, Washington this 23 day February, 2004.



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**LEGAL DESCRIPTION**

The West 5 Acres of The Following Described Tract:

That portion of the NW 1/4 of Section 5, Township 34 North, Range 3 E.W.M., described as follows: Beginning at a post on the South line of Skagit Highway 346.5 feet West and 30 South of the Northeast corner of said subdivision; thence West, parallel to the North line of said subdivision, 1034 feet; thence South 14°20' East 560 feet; thence East 896 feet; thence North 543 feet to the place of beginning, less road.

**NOTES:**

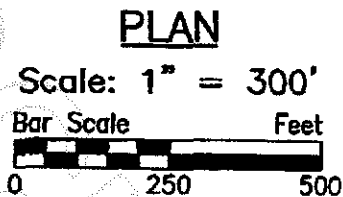
1. Legal description from Rader and Leonard "PLOT MAP JENSEN CUSTOM MODEL 1780" 1973 Building Permit Application Sketch.
2. West 5 Acres depicted has been calculated per legal description and without the benefit of title research or road right-of-way research

Prepared By:

LEGRO & ASSOCIATES  
 Engineer & Land Surveyors  
 815 Cleveland Avenue  
 Mount Vernon, WA 98273  
 Phone: (360) 336-3220  
 Date: 9-2-03

**PRELIMINARY SKETCH  
 OF THE  
 JENSEN PLOT MAP**

AS ORIGINALLY PREPARED BY RADER  
 AND LEONARD AND ASSOC., INC.  
 DATING BACK TO JULY 1973



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