

UNOFFICIAL COPY



200408300348
Skagit County Auditor

8/30/2004 Page 1 of 5 4:25PM

Name: Sandra L. Larson

Address: 16948 Vaughn Road

City and State: Mount Vernon, WA 98273

Tax Account Number: 340213-0-002-0400
Parcel Number: P119642

QUIT CLAIM DEED

THE GRANTOR Triple J Enterprises, a General Partnership consisting of Larry R. Jensen, Michael L. Jensen, and Catherine L. Jensen

For and in consideration of love and affection without other consideration

Conveys and quit claims to Michael L. Jensen and Catherine L. Jensen, husband and wife,

The following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

Lot 3 of Skagit County Short Plat No. PL02-0485 approved and recorded September 16, 2002. Auditors File No. 200209160059 records of Skagit County, WA. Being a portion of Government Lot 4 of Section 13, Township 34 North, Range 2 East, M.W. Assessor's Tax No. 340213-0-002-0400.

SUBJECT TO terms, covenants, provisions, notes and restrictions contained in said Short Plat No. PL02-0485 of Skagit County; and FURTHER SUBJECT TO easements, restrictions, covenants and other instruments of record.

Dated this 30th day of August, 2004.

Larry R. Jensen

Michael L. Jensen

Catherine L. Jensen

#4665
SKAGIT COUNTY WASHINGTON
REAL ESTATE TAX
AUG 30 2004
Amount Paid \$
By Skagit County Auditor
Deputy

Page 2 Exhibit A
Legal Description

Lot 3 of Skagit County Short Plat No. PL02-0485 approved and recorded September 16, 2002 Auditor's File No. 200209160059 records of Skagit County, WA. Being a portion of Government Lot 4 of Section 13, Township 34 North, Range 2 East, W.M. Assessor's Tax No. 340213-0-002-0400, Parcel Number: P119642.

SUBJECT TO terms, covenants, provisions, notes and restriction contained in said Short Plat No. PL02-0485; and FURTHER SUBJECT TO easements, restrictions, covenants and other instruments of record.



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8/30/2004 Page

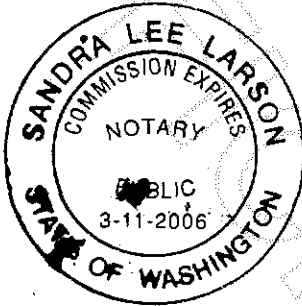
2 of

5 4:25PM

STATE OF WASHINGTON }
COUNTY OF SKAGIT }

On this day personally appeared before me Michael L. Jensen and Catherine L. Jensen to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of August, 2004.



A handwritten signature in black ink, appearing to read "S. Larson", written over a horizontal line.

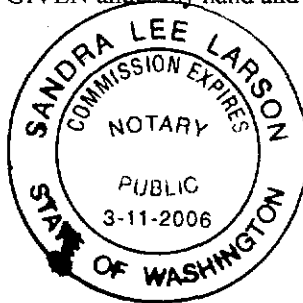
Sandra L. Larson, Notary Public in and for the State of Washington, residing at Mount Vernon

My Appointment Expires: March 11, 2006

STATE OF WASHINGTON }
COUNTY OF SKAGIT }

On this day personally appeared before me Larry R. Jensen to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

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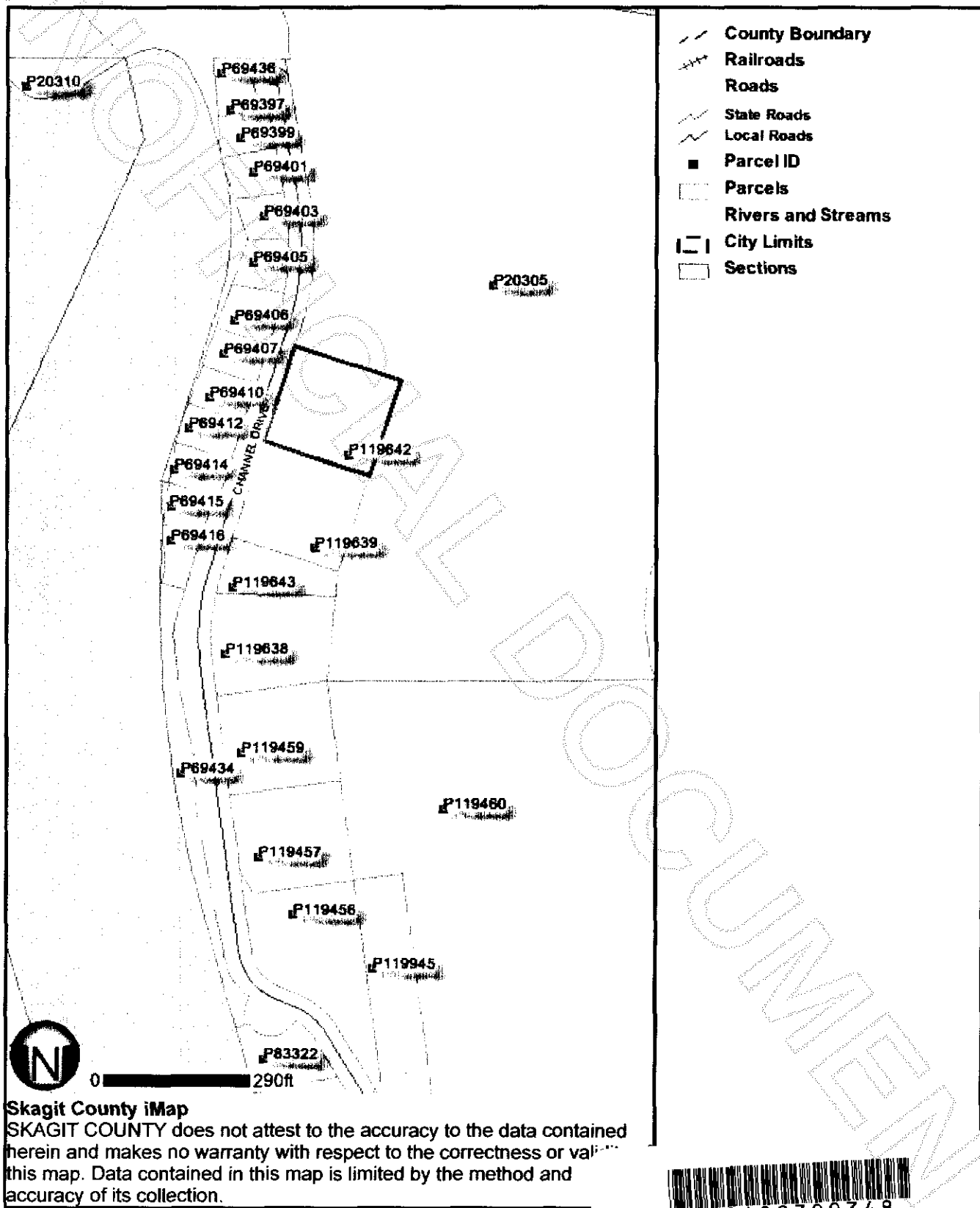
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Skagit County GIS Map



Skagit County iMap

SKAGIT COUNTY does not attest to the accuracy to the data contained herein and makes no warranty with respect to the correctness or validity of this map. Data contained in this map is limited by the method and accuracy of its collection.



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233894839
 Skagit County Auditor
 1-16-2004 1:00 PM

1/4 Cor. Sec. 13-34-2
 As Shown on the Plat of
 Skagit Beach Div. No. 1 in
 Vol. 8 of Plats Page 7.

GOV'T LOT 6

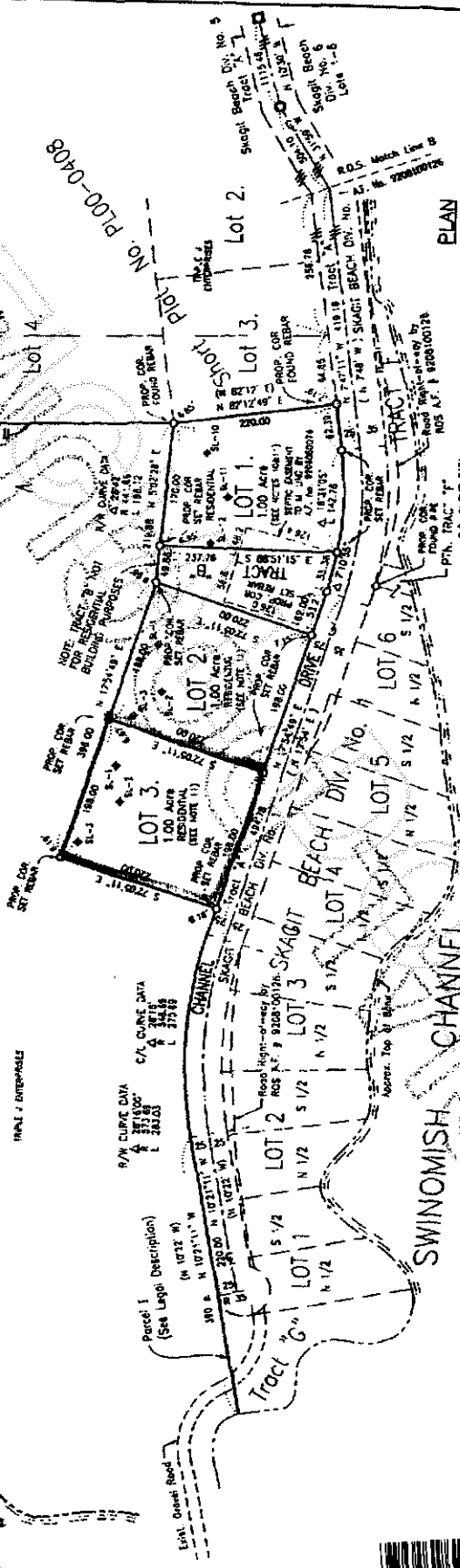
GOV'T LOT 4

LOT 4.

Not For Residential Building Purposes
 per Agricultural Conservation Easement
 Agreement by A.F. No. 2000036700081



TELEGRAPH
 SLOUGH



PLAN
 Scale: 1" = 100'

LEGAL DESCRIPTION

PARCEL 1:
 1. Government Lot 2 of Section 18, Township 34 North, Range 3 East, W.M., and Government Lot 5 of Section 13, Township 34 North, Range 2 East, W.M. EXCEPT so much thereof, as lies within the following described tract:
 Beginning at the corner of Sections 7, 12, 13 and 18 on the Township line between Township 34 North, Range 2 East, W.M., and thence running South following the acid Township line, a distance of 1,320 feet; thence turning and running East, a distance of 1,295.8 feet; thence turning and running South, a distance of 590.7 feet; thence turning and running North 74°30' West, a (continued on Sheet 3)

LEGEND

- Property Corner
- 5/8" Found 5/8" Diam. x 18" Length Steel Nail with Yellow Plastic Cap Imprinted: "LEGO 3475 by this 2002 Survey."
- Found Yellow Plastic Cap Imprinted: "LS 8922" in Conc. Men-Cased (June 99)
- Found Brass Disk in Conc. Men. Punched and Cased (June 99)
- Found Ground Elev. = 7.19' MSL
- Sagitt Driveway Soil Log Test Hole #2 Approved Driveway Access Locations
- Found Old 1" G.D. Iron Pipe 3" Deep. See also Survey Note 1, on this Sheet.
- Controlling Bearings used by survey (Typ.)
- Original Plat Bearings adjusted per Survey (R.O.S.) A.F. No. 9208100126 (Typical)
- Plat Road Right-of-way Centrilite

WARNING

THE PLAT IS MADE FROM THE MEASUREMENTS OF THE LAND OWNERS AND SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR INTERESTS OTHER THAN THOSE SHOWN ON THIS PLAT. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR INTERESTS OTHER THAN THOSE SHOWN ON THIS PLAT. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR INTERESTS OTHER THAN THOSE SHOWN ON THIS PLAT.

ZONING CLASSIFICATION

AG-NRL : Agricultural Natural Resource Lands

SURVEY NOTE

original plat bearings to the Plat of Skagit Beach Div. No. 1 lying North of the Match Line. If restricted bearings are adjusted for convergence with actual field bearings, the bearings to the original pins from the plat by the instrument, recorded August 10, 1992 in 13 of Surveys at Page 43 under Auditor's File No. 0126, records of Skagit County, Washington as shown on the plat, should be used. The original pins from the Skagit Beach Div. No. 1 and were used as the original monuments for that portion of Skagit Beach Div. No. 1 North of Match Line B.

OWNER-DEVELOPER

TRIPLE J ENTERPRISES
 15358 Probuca Lane
 Mount Vernon, WA 98273

LOT AREAS

- Lot 1 = 43,558 Sq. Ft. = 1.00 Acres
- Lot 2 = 43,560 Sq. Ft. = 1.00 Acres
- Lot 3 = 43,560 Sq. Ft. = 1.00 Acres
- Lot 4 = 276,47 ± Acres
- Tract "B" = 18,949 Sq. Ft. = 0.435 Acres

AUDITOR'S CERTIFICATE

I, the undersigned, Auditor of Skagit County, Washington, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the office of the Auditor of Skagit County, Washington, on the 16th day of August, 2004.

NORMA BRADY
 Auditor, Skagit County, WA

SURVEYOR'S CERTIFICATE

I, the undersigned, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the office of the Auditor of Skagit County, Washington, on the 16th day of August, 2004.

BRUCE A. LINDSAY
 Surveyor, Skagit County, WA

SHORT PLAT NO. PLO2-04B5

TRIPLE J ENTERPRISES
 PROPERTY SURVEY

PORTION OF SEC. 13, T. 34 N., R. 2 E.W.M.
 PORTION OF SEC. 18, T. 34 N., R. 3 E.W.M.
 SKAGIT COUNTY, WASHINGTON

Sheet 1 of 5 Sheets



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 Skagit County Auditor