



200510260047

Skagit County Auditor

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AFTER RECORDING MAIL TO:
Mr. and Mrs. Eric D. Jensen
P.O. Box 738
Sedro Woolley, WA 98284

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 118582-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Alice Burgoyne
Grantee(s): Eric D. Jensen and Nora J. Jensen
Abbreviated Legal: a ptn of SE 1/4 of SE 1/4, 12-35-4 E W.M.; a ptn of Gov. Lot 4, 7-35-5 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350412-0-012-0015, P36244, 350412-4-015-0006, P36348, 350507-0-018-0007, P38605, 350507-0-030-0001, P38616

THE GRANTOR ALICE BURGOYNE, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ERIC D. JENSEN and NORA J. JENSEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 118582-PE.

Dated October 18, 2005

Alice J. Burgoyne
Alice Burgoyne

5983
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 26 2005

Amount Paid \$ 3209.00
By [Signature]
Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Alice Burgoyne the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 18, 2005

Amy E. Hageage

Notary Public in and for the State of Washington
Residing at Lynnwood
My appointment expires: March 27, 2006



EXHIBIT A

DESCRIPTION:

PARCEL "A":

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 35 North, Range 4 East, W.M., and of Government Lot 4, Section 7, Township 35 North, Range 5 East, W.M., lying Northeasterly of a tract of land conveyed to James G. Reeder, etux, by deed dated April 22, 1971, and recorded under Auditor's File No. 867502, records of Skagit County, Washington, and lying Southeasterly of line #1 and lying Northwesterly of line #2, both lines being hereinafter described:

Line #1:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 35 North, Range 4 East, W.M.;
thence South $88^{\circ}00'55''$ West along the North line thereof, a distance of 66.34 feet to the true point of beginning of said line;
thence South $39^{\circ}08'36''$ West a distance of 805.09 feet to the most Northerly corner of said tract conveyed to James G. Reeder, etux, by Auditor's File No. 867502 and the end of said line.

Line #2:

Beginning at the Northwest corner of said Government Lot 4 of Section 7, Township 35 North, Range 5 East, W.M.;
thence North $88^{\circ}11'30''$ East 121.39 feet to the Northwest corner of a tract conveyed to Wayne C. Ragan, etux, by deed recorded August 29, 1969, under Auditor's File No. 730410 and the true point of beginning of said line;
thence South $17^{\circ}30'$ West 226.16 feet to the Northwesterly corner of a tract conveyed to William O. Pearson etux, by deed recorded August 24, 1972, under Auditor's File No. 773078;
thence South $26^{\circ}26'20''$ West 226.02 feet to the Northwesterly corner of a tract conveyed to Terry K. Russell etux, by deed recorded August 12, 1958, under Auditor's File No. 569023;
thence South $43^{\circ}53'$ West 198.61 feet to the Southwesterly corner of said Russell tract;
thence North $48^{\circ}51'$ West 15.94 feet;
thence South $29^{\circ}44'30''$ West 189.52 feet;
thence South $49^{\circ}13'45''$ West 111.65 feet to the most Northerly corner of a tract conveyed to Althea Fyfe, by deed recorded October 13, 1970, under Auditor's File No. 744523;
thence South $57^{\circ}22'15''$ West a distance of 118.50 feet;
thence South $45^{\circ}39'07''$ West 57.55 feet to the Northeasterly line of the Reeder tract referred to above and the end of said line.

Situate in the County of Skagit, State of Washington.



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DESCRIPTION CONTINUED:

PARCEL "B":

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 35 North, Range 4 East, W.M., and of Government Lot 4 in Section 7, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the East line of said Section 12 which is 594.37 feet North of the Southeast corner thereof, said point being on the South line of the tract conveyed to Terry K. Russell, et ux, by deed dated July 29, 1958, recorded August 12, 1958, under Auditor's File No. 569023;
thence South $48^{\circ}51'$ East along the South line of said Russell tract to the Westerly line of State Highway No. 9 and the true point of beginning;
thence North $48^{\circ}51'$ West 412.40 feet to the most Westerly corner of said Russell tract;
thence continue North $48^{\circ}51'$ West 15.94 feet;
thence South $29^{\circ}44'30''$ West 189.52 feet;
thence South $49^{\circ}13'45''$ West 111.65 feet, more or less, to the most Northerly corner of a tract conveyed to Althea Fyfe by deed recorded October 13, 1970, under Auditor's File No. 744523;
thence along the Easterly line of said Fyfe tract the following courses and distances;
South $16^{\circ}58'$ East 56.57 feet;
South $13^{\circ}44'30''$ East 89.16 feet;
South $22^{\circ}06'$ West 61.75 feet;
South $11^{\circ}42'30''$ East 135.36 feet, more or less, to the Northwest corner of a tract conveyed to Gary K. Engebretsen, et ux by instrument recorded October 13, 1980, under Auditor's File No. 8010130051;
thence Southeasterly along the Northerly line of said Engebretsen Tract to the Westerly line of State Highway No. 9;
thence Northwesterly along said Westerly line to the true point of beginning.

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