



200704160149  
Skagit County Auditor

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When recorded return to:

Brian D. Hanson  
713 E. Orange Avenue  
Burlington, WA 98233

Recorded at the request of:  
First American Title  
File Number: B91057

### Statutory Warranty Deed

THE GRANTORS Ronald L. Jensen and Janice M. Jensen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian D. Hanson, unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 17, Township 36, Range 4; Ptn. SW SW

FIRST AMERICAN TITLE CO.  
B91057E-1

For Full Legal See Attached Exhibit "A"

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the Attached Schedule B-1 and by this reference made a part hereof.

Tax Parcel Number(s): P49341, 360417-3-004-0302

Dated April 16, 2007

Ronald L. Jensen

Janice M. Jensen

#1744  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 16 2007

Amount Paid \$ 5167.00  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Ronald L. Jensen and Janice M. Jensen, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-16-2007

Shirley Rose Lamim

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 10-19-2008



## EXHIBIT A

Parcel "A":

That portion of the Southwest 1/4 of Section 17, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of said Section 17; thence South 89 degrees 05'13" East, along the South line of said Section 17, 833.37 feet to an intersection with the Westerly margin of L.M. Abbey (Friday Creek) County Road; thence North 15 degrees 02'00" West, along said Westerly margin 804.10 feet; thence South 74 degrees 58'00" West, at right angles to said Westerly margin 617.93 feet to the West line of said Southwest 1/4 of Section 17; thence North 2 degrees 39'00" East, along said West line of the Southwest 1/4, 250.00 feet; thence continue North 2 degrees 39'00" East, along said West line 204.83 feet; thence North 74 degrees 58'00" East 200.00 feet to the true point of beginning; thence South 2 degrees 39'00" West, parallel with said West line of the Southwest 1/4, 102.41 feet; thence North 74 degrees 58'00" East, 310.88 feet to said Westerly margin of L.M. Abbey Road; thence North 15 degrees 02'00" West, along said Westerly margin, 97.57 feet to a point that is North 74 degrees 58'00" East from the true point of beginning; thence South 74 degrees 58'00" West, at right angles to said Westerly margin, 279.77 feet to the true point of beginning. (Also known as Tract "A" of that certain Short Plat No. 64-72 approved September 20, 1972.

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Section 17; thence South 89 degrees 05'13" East, along the South line of said Section 17, 833.37 feet to an intersection with the Westerly margin of L.M. Abbey (Friday Creek) County Road; thence North 15 degrees 02'00" West, along said Westerly margin 804.10 feet; thence South 74 degrees 58'00" West, at right angles to said Westerly margin 617.93 feet to the West line of said Southwest 1/4 of Section 17; thence North 2 degrees 39'00" East, along said West line of the Southwest 1/4, 250.00 feet; thence continue North 2 degrees 39'00" East along said West line 204.83 feet; thence North 74 degrees 58'00" East 200.00 feet to the true point of beginning; thence South 2 degrees 39'00" West, parallel with said West line of the Southwest 1/4, 102.41 feet; thence North 74 degrees 58'00" East, 155.44 feet; thence Northwesterly to a point that is North 74 degrees 58'00" East, 139.885 feet from the true point of beginning; thence South 74 degrees 58'00" West, 139.885 feet to the true point of beginning.

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Parcel "B":

That portion of the Southwest 1/4 of Section 17, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of said Section 17; thence South 89 degrees 05'13" East, along the South line of said Section 17, 833.37 feet to an intersection with Westerly margin of L.M. Abbey (Friday Creek) County Road; thence North 15 degrees 02'00" West, along said Westerly margin, 804.10 feet; thence South 74 degrees 58'00" West, at right angles to said Westerly margin 617.93 feet to the West line of said Southwest 1/4 of Section 17; thence North 2 degrees 39'00" East, along said West line of the Southwest 1/4, 250 feet; thence continue North 2 degrees 39' East, along said West line 204.82 feet; thence North 74 degrees 58'00" East, 200 feet; thence South 2 degrees 39' West, parallel with said West line of the Southwest 1/4, 102.41 feet to the true point of beginning; thence continue South 2 degrees 39' West, along said parallel line, 102.41 feet; thence North 74 degrees 55' East 341.99 feet to said Westerly margin of L.M. Abbey Road; thence North 15 degrees 02'00" West, along said Westerly margin, 97.57 feet to a point that is North 74 degrees 58' East from the true point of beginning; thence South 74 degrees 58'00" West, at right angles to said Westerly margin, 310.88 feet to the true point of beginning. (Also known as Tract "B" of that certain Short Plat No. 64-72, approved September 20, 1972).

TOGETHER WITH the Easterly 1/2 (in area) of the following described tract:

That portion of the Southwest 1/4 of Section 17, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of said Section 17; thence South 89 degrees 05'13" East, along the South line of said Section 17, 833.37 feet to an intersection with the Westerly margin of L.M. Abbey (Friday Creek) County Road; thence North 15 degrees 02'00" West, along said Westerly margin 804.10; thence South 74 degrees 58'00" West, at right angles to said Westerly margin 617.93 feet to the West line of said Southwest 1/4 of Section 17; thence North 2 degrees 39'00" East, along said West line of the Southwest 1/4, 250.00 feet; thence continue North 2 degrees 39'00" East, along said West line 204.83 feet; thence North 74 degrees 58'00" East 200.00 feet to the true point of beginning; thence South 2 degrees 39'00" West, parallel with said West line of the Southwest 1/4, 102.41 feet; thence North 74 degrees 58'00" East, 155.44 feet; thence Northwesterly to a point that is North 74 degrees 58'00" East 139.885 feet from the true point of beginning; thence South 74 degrees 58'00" West, 139.885 feet to the true point of beginning.

AND TOGETHER WITH that portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the Westerly line of the L.M. Abbey (Friday Creek) County Road, as said road existed on November 25, 1969, with the South line of said subdivision; thence Northwesterly along the Westerly line of said road a distance of 804.10 feet to the true point of beginning of the tract to be described, thence Southwesterly at right angles to the Westerly line of said road, in a straight line (said line to be hereafter referred to as line "A", to the West line of said Section 17; thence North along said West line 250 feet; thence Northeasterly, parallel with line "A", to the Westerly line of the aforementioned County Road; thence Southeasterly along said road to the true point of beginning.



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Schedule "B-1"

EXCEPTIONS:

A. TERMS, COVENANTS, PROVISIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE TO THE PUBLIC RECORD:

Short Plat No.: 64-72  
As Follows:

- 1. Water Supply - Individual wells
- 2. Sewage Disposal - Individual septic tanks
- 3. Short Plat Number and Date of Approval shall be included in all Deeds and Contracts
- 4. All maintenance and construction of private roads are the responsibility of the lot owner

Lots "A" and "B" will require individual soil data prior to issuance of an individual sewage disposal system.

All lots will need cover fill to provide a depth of 60 inches of permeable soil above the impervious layer. Soil data submitted indicates that 12 inches of cover will be required.

B. Any questions which may arise regarding the fact that a survey of property adjacent to the North of the subject property reveals that a driveway serving the subject property encroaches onto the said property adjacent to the North. All as disclosed by Survey recorded October 24, 1985 under Auditor's File No. 8510240014 in Volume 6 of Surveys, page 132, records of Skagit County, Washington.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ronald L. Jensen and Janice M. Jensen, husband and wife, their heirs, successors and assigns  
 Dated: April 7, 2001  
 Recorded: April 10, 2001  
 Auditor's No.: 200104100091  
 Purpose: Septic System  
 Area Affected: A portion of the subject property

D. RESERVATION IN DEED/AS ATTACHED

Executed by: Ronald L. Jensen, et ux  
 Recorded: February 16, 2000  
 Auditor's No.: 200002160100



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