

When Recorded Return to:
PATRICK D. JENSEN
JEANNE S. JENSEN
121 N. Reed Street
Sedro Woolley WA 98284



200804300165
Skagit County Auditor

4/30/2008 Page 1 of 2 3:24PM

Chicago Title Company - Island Division
Order No: IMV3027 MKP Title Order No: IC45151

STATUTORY WARRANTY DEED

THE GRANTOR STEVE MUNOZ, also shown of record as Steve V. Munoz, a single man, as his separate estate

for and in consideration of **One Hundred Seventy-Nine Thousand Two Hundred and 00/100...(\$179,200.00) DOLLARS**

in hand paid, conveys and warrants to

PATRICK D. JENSEN and JEANNE S. JENSEN, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Lot 3, Block 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, according to the plat thereof, recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of the West 10 feet of the said Lot 3;
Thence North 02°05'28" West along the East line of the said West 10 feet, a distance of 86.38 feet to the point of curvature of a curve to the right having a radius of 25.00 feet;
Thence Northeasterly and Easterly along said curve through a central angle of 89°59'57" and an arc distance of 39.27 feet;
Thence North 87°54'29" East, a distance of 46.95 feet;
Thence South 02°05'31" East, a distance of 111.37 feet to the South line of the said Lot 3;
Thence South 87°54'19" West along the said South line, a distance of 71.95 feet to the point of beginning of this description.
Situated in Skagit County, Washington

0019

Tax Parcel Number(s): 4169-002-004-~~00019~~ P76887

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: April 21, 2008

STEVE MUNOZ

Date

1328
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2008

Amount Paid 3194.76
Skagit Co. Treasurer
Deputy
JP

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that STEVE MUNOZ (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

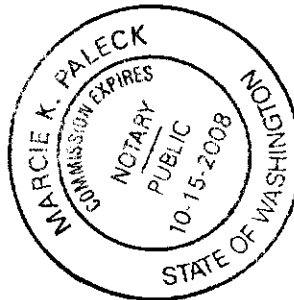
Dated: April 29 2008

Marcie K. Paleck

Marcie K. Paleck

Notary Public in and for the State of Washington
Residing at Mount Vernon

My appointment expires: October 15, 2008



200804300165
Skagit County Auditor