



200905270103

Skagit County Auditor

5/27/2009 Page 1 of 3 3:31PM

When recorded return to:

Mr. and Mrs. Russell E. Jensen
11294 Walker Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 97330

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

97330-2

THE GRANTORS Roger J. Johnson and Terri L. Carlon, who acquired title as Terri L. Johnson, formerly husband and wife, as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Russell E. Jensen and Lisa L. Jensen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Tracts 2 and 3, PLAT OF BAY VIEW - MCKENNA & ELLIOTS 2nd ADDITION" (aka Tract 3, Short Plat No.19-82)

Tax Parcel Number(s): P71162, 4071-003-000-0406

Tract 3, Skagit County Short Plat No. 19-82, approved August 12, 1982 and recorded August 12, 1982, in Volume 6 of Short Plats, page 9, under Auditor's File No. 8208120049, records of Skagit County, Washington; being a portion of Tracts 2 and 3 of, "PLAT OF BAY VIEW (MCKENNA & ELLIOTS 2nd ADDITION)", according to the plat thereof recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, and a portion of the Easterly half of vacated 7th Street adjacent thereto.

SUBJECT TO: Schedule "B-1" attached hereto and made a part thereof

Dated May 11, 2009

Richard J. Johnson Richard J. Johnson DPOA Terri L. Carlon
Richard J. Johnson by Richard J. Johnson Terri L. Carlon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1487
MAY 27 2009

Amount Paid \$ 7748.00
Skagit Co. Treasurer
By AMM Deputy

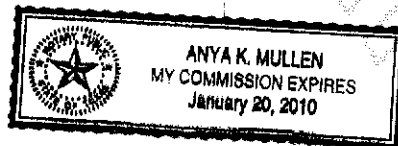
STATE OF Texas }
COUNTY OF Stonewall } SS:

I certify that I know or have satisfactory evidence that ~~Richard J. Johnson and~~ Terri L. Carlon, 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: 5-14-09

Any K Mullen

Notary Public in and for the State of
Residing at
My appointment expires:

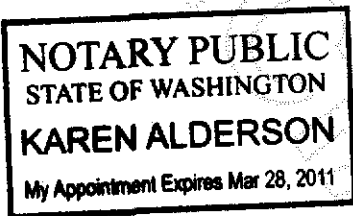


STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 22nd day of May, 2009, before me personally appeared Richard I. Johnson to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Roger J. Johnson and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Karen Alderson
Notary Public in and for the State of Washington,
residing at Bellingham
My appointment expires 3-28-09

STATE OF WASHINGTON, }
County of } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the individual described in and who executed the foregoing instrument for _____ self and as Attorney in Fact for _____ and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed for _____ self and also as _____ free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

This jurat is page _____ of _____ and is attached to Statutory Warranty Deed 5-11-09



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Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 19-82
Recorded: August 12, 1982
Auditor's No.: 8208120049

Said matters include but are not limited to the following:

1. Sewer - Individual septic tanks – See Sewage Note below
2. Water - Individual wells; Water of sufficient quantity and/or quality is not provided at the time of filing the plat. Buyers should investigate the availability of said water.
3. Roads - All maintenance and/or construction of private roads is the responsibility of the lot owners and shall be in direct relationship to usage of said road.
4. Short Plat number and date of approval shall be included in all deeds and contracts.
5. Sewage Note- Variance from Board of Health Resolutions #'s 8890 and 9082 has been granted for the Lots in this plat. The soils on these lots meets the requirements for sand filter systems. See County Commissioners Resolution # 9203.

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 24, 1983
Auditor's File No.: 8303240006
Document Title: Conditional Agreement
Regarding: Sand Filter Sewage System Installation

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 16, 1983
Auditor's File No.: 8308160019
Document Title: Conditional Agreement
Regarding: Mound Fill System Installation

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: September 19, 1985
Auditor's File No.: 8509190001
Document Title: Notice of On-Site Sewage System Limitation

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change witho



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