

When recorded return to:
Dennis Whitman Jensen and Misty Dawn Jensen
3409 Marion Way
Anacortes, WA 98221



201109010069
Skagit County Auditor

9/1/2011 Page 1 of 3 4:07PM

Recorded at the request of:

File Number: A102209

Statutory Warranty Deed

A102209-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Charles Allen and Erica Allen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dennis W Jensen and Misty D Jensen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 22, "CEDAR GLEN PLAT PHASE II"

Tax Parcel Number(s): P120993, 4825-000-022-0000

Lot 22, "CEDAR GLEN PLAT PHASE II", as per plat recorded November 13, 2003 under Skagit County Auditor's File No. 200311130098, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 8/29/2011

Charles Allen

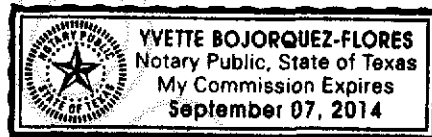
Erica Allen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20112058

SEP 01 2011

Amount Paid \$ 4989⁰⁰
Skagit Co. Treasurer
By mm Deputy



STATE OF Texas
COUNTY OF Nueces } SS:

I certify that I know or have satisfactory evidence that Charles Allen and Erica Allen, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Aug 30, 11

Yvette Bojorquez-Flores

Printed Name:

Notary Public in and for the State of Texas

Residing at 1801 Wallace Corpus Christi, TX 78412

My appointment expires: Sep 07, 14

EXHIBIT A

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: General Telephone Company of the Northwest, Inc., a corporation, and its successors or assigns
Dated: August 19, 1981
Recorded: August 20, 1981
Auditor's No: 8108200071
Purpose: "...install, inspect and maintain all of the facilities necessary to provide communication service, power service and other related services..."

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 8, 1981
Recorded: September 11, 1981
Auditor's No: 8109110033
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: March 13, 2003
Recorded: March 31, 2003
Auditor's No: 200303310327
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a Washington municipal corporation
Dated: September 3, 2003
Recorded: September 4, 2003
Auditor's No: 200309040153
Purpose: A perpetual exclusive easement for the free and unobstructed use and passage of all types of Aircraft
Area Affected: Over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cedar Glen Plat Phase II
Recorded: November 13, 2003
Auditor's No: 200311130098



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