

When recorded return to:

Darren Jensen and Linda Jensen
875 Bella Vista Lane
Burlington, WA 98233



201109060126

Skagit County Auditor

9/6/2011 Page

1 of

5 1:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245340553

CHICAGO TITLE

620013525

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rajiv Dalal and Joyce Dalal, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Darren J. Jensen and Linda L. Jensen, husband and wife

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

Lot 26, "Plat of Tinas Coma," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.
Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 117061, 4755-000-026-0000

Subject to:

1. See Exhibit "A" attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20112672
SEP 06 2011

Amount Paid \$ 7801.40
Skagit Co. Treasurer
By *Man* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: August 6, 2011

Rajiv Dalal
Rajiv Dalal

Joyce Dalal
Joyce Dalal

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that

Rajiv Dalal & Joyce Dalal
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 8/12/11

Name: _____
Notary Public in and for the State of Washington
Residing at: Whatcom, WA
My appointment expires: _____

State of Wisconsin

County of Waukesha

Subscribed and sworn to before me this

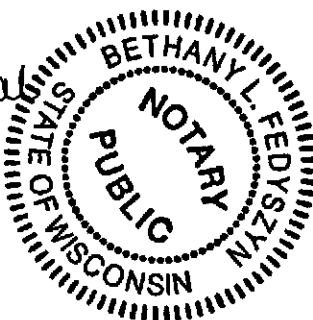
12th day of August, 2011

by Rajiv Dalal & Joyce Dalal

to me known to be the person(s) who
signed the foregoing, and acknowledged
the same

Bethany L. Fedyszyn
Notary Public

My Commission expires: 5/18/2014



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Skagit County Auditor

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: Not Disclosed
Auditor's No(s): 92101, records of Skagit County, Washington
In favor of: W.R. Morgan
For: The purpose of laying therein pipe lines and an easement to use said road for highway purposes for ingress and egress
Affects: A strip of land thirty feet wide around and adjacent to the base of the hill of said Lot 21

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 21, 1962
Auditor's No(s): 619347, records of Skagit County, Washington
In favor of: James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons

Purpose and Area Affected:

A perpetual easement and right of use over, along and upon all of the existing roads or roadways through or upon the following described property in Skagit County, Washington, to-wit:

Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE PROPERTY", in Volume 1 of Plats, page 49, records of Skagit County, Washington: Together with the perpetual right, easement and use of any and all roads and of Skagit County; Together with the perpetual right, easement and use of any and all roads and roadways that may be put or placed upon said property by the grantors or their successors in interest replacing or supplementing the existing roads, public streets or ways of the City of Burlington or Skagit County, Through or from said roadways upon said Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE", without any liability on the part of the grantee to keep or maintain any such roads.

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 3, 1967
Auditor's No(s): 692899, records of Skagit County, Washington
In favor of: August Bendtsen
Purpose and Area Affected:

Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington to the West side of the Tract granted to the Grantees herein, by deed dated March 8, 1962 and filed for record March 21, 1963, under Auditor's File No. _____ in the office of Skagit County, Washington.

A perpetual easement and right of way for a water pipe line from the P.U.D. Water line over said tract 21 for the most direct, practical route to the East of the property of the grantees described in paragraph No. 1 above.

A perpetual easement and right of way for a septic tank drain field in a draw or canyon lying near the West side of the property of the grantees referred to in paragraph No. 1 above, and from said draw to the West line of said property of the grantees by the most direct practical route. In the event a sewer line is ever extended to said property of the grantees. Then this easement for septic tank drain field shall terminate ninety (90) days after the sewer line is extended to said property of the grantees.

A perpetual easement and right of way from the West side of the property of the grantees described in paragraph No. 1 above to the City of Burlington by the most direct, practical route or a water line and gas line from the City of Burlington to the West side of said property of the grantees.

A perpetual easement and right of way for a sewer line from the East side of the property of the grantees described in paragraph No. 1 above to the City of Burlington sewer line over the most direct, practical route.



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4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 6, 1977
Auditor's No(s): 859943, records of Skagit County, Washington
In favor of: Continental Telephone Company, State of Washington, County of Skagit, Nationwide
Cablevision, Puget Sound Power and Light
For: Utility Purposes
Affects: That part of Anacortes Street which is as it extends between Tracts 21, 20, 19, 18, 11
and 10, "PLAT OF BURLINGTON ACREAGE PROPERTY"
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 21, 1979
Auditor's No(s): 7908210054, records of Skagit County, Washington
In favor of: General Telephone Company of the Northwest, Inc., a Washington corporation
For: Ingress and egress and for AC Power and Telephone Lines
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 25, 1994
Auditor's No(s): 9410250042, records of Skagit County, Washington
In favor of: The State of Washington
Purpose: Easement No. 1: A non exclusive easement for ingress and egress and utilities
Easement No. 2: Easement for clear and open beam paths
Affects:
Easement No. 1: Over, under and across the presently existing road which provides access to the property
above described over adjoining lands or the grantors and any road constructed hereafter which is intended by the
Grantor, his heirs or assigns, to replace the existing road leading to and from the public streets of the City of
Burlington.
Easement No. 2: Within the boundaries of the grantors adjoining lands at bearings of 81 degrees and 173
degrees true azimuth from an antenna structure located within the property described for the transmission and
receiving of radio signals.
7. Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 10 feet of said premises adjacent to street
8. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or
restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability,
handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to
the extent that said covenant or restriction is permitted by law;
Recorded: December 29, 1995
Auditor's No(s): 9512290071, records of Skagit County, Washington
As Follows: Grantor reserves to himself areas as the cross, ATT Wireless Service A/K/A Telepage
Northwest, and an area known as the landfill and easements for ingress and egress and
utilities to these parcels. All of which matters are contained in a document entitled
"Burlington Hill Agreement" executed contemporaneously with this document
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building
setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not
limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability,
handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to
the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF TINAS COMA:

Recording No: 200008110004



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11. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
- Recorded: August 24, 2000
Auditor's No(s): 200008240005, records of Skagit County, Washington
Executed By: Property Investors, LLC

Amended by Instrument(s):
Recorded: September 2, 2005
Auditor's No(s): 200509020143, records of Skagit County, Washington



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