



201307240101

When recorded return to:
Becky Jenson and Gary Jenson
12817 NE 200th Place
Bothell, WA 98011

Skagit County Auditor \$74.00
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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019343

CHICAGO TITLE
620019343

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charlotte L. Dews, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Becky Jenson and Gary Jenson, wife and husband
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1-12, Block 20, FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof
recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated Myrtle Avenue, Washington Avenue and Wall Street
that would attach by the operation of law.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P107868 / 3841-020-012-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620019343, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 18, 2013

Charlotte Dews
Charlotte L. Dews

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 2913

JUL 24 2013

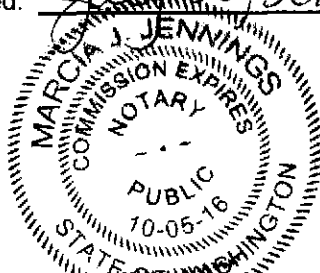
Amount Paid \$ 6502.⁰⁰
Skagit Co. Treasurer
By man Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Charlotte L. Dews
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: July 22, 2013



Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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 Survey:

Recording No: 865716

2. Easement, including the terms and conditions thereof, granted by instrument
Recorded: December 10, 1991
Auditor's No.: 9112100109, records of Skagit County, WA
In favor of: City of Anacortes
For: Waterlines, Ingress and Egress

3. Easement, including the terms and conditions thereof, reserved by instrument
Recorded: April 20, 1992
Auditor's No.: 9204200038, records of Skagit County, WA
In favor of: City of Anacortes
For: Waterlines, Ingress and Egress

4. Public and private easements, if any, over vacated portion of said premises.

5. Terms and conditions of Agreed Judgment Quieting title in Fulton Street, Wall Street, Market Street, Myrtle Avenue, Washington Avenue, Ohio Avenue, Virginia Avenue, Minnesota Avenue and Tennessee Avenue, platted streets within Fidalgo Bay Addition to Anacortes

Filed: May 20, 1992
Cause No.: 91-2-00133-5

6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 22, 1991
Recording No.: 9104220048

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 12, 1991, October 24, 1995, July 12, 1996, June 25, 2004, December 10, 2010, July 22, 2011 and October 3, 2012.
Recording No.: 9109120049, 9504280099, 9510240136, 9607120100, 200406250107, 201012100104, 201107220084 and 201210300055

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: April 22, 1991
Auditor's No.: 9104220048, records of Skagit County, WA
Imposed by: Fidalgo Bay Community Association

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William E. Cox and Aussy S. Cox, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: October 24, 1995
Recording No.: 9510240135
Affects: Portion of said premises



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SCHEDULE "B"
Special Exceptions (continued)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: John L. Miller and Margaret K. Miller, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: May 31, 1996
Recording No.: 9605310021
Affects: Portion of said premises

10. Assessments, if any, levied by Fidalgo Bay Community Association.

11. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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