

When recorded return to:
Steve Larson
14623 Channel Drive
Laconner, WA 98257

Recorded at the request of:
Guardian Northwest Title
File Number: 107070

201403040022
Skagit County Auditor
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Statutory Warranty Deed

107070-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael L. Jensen and Catherine L. Jensen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steve Larson, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

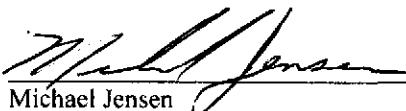
Section 13, Township 34 North, Range 2 East, W.M., Portions of the W 1/2

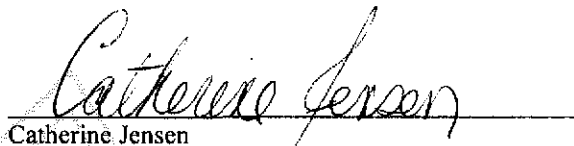
For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P119460, 340213-0-005-0300, P119644, 340213-0-006-0100, P20308, 340213-0-005-0008, P20305, 340213-0-002-0001

Dated 3/03/2014


Michael Jensen


Catherine Jensen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014681
MAR 04 2014

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5,345.⁰⁰
Skagit Co. Treasurer
By mem Deputy

I certify that I know or have satisfactory evidence that Michael Jensen and Catherine Jensen, 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: 3-3-14



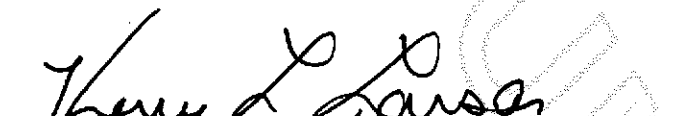

Printed Name: Kerry L. Larson
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 8-06-2015

EXHIBIT A

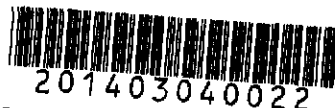
The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 4 of Short Plat Number PL00-0408 as approved on July 31, 2002 and recorded August 1, 2002 under Auditor's File Number 200208010118, records of Skagit County, Washington, being in Sections 13 and 24, Township 34 North, Range 2 East, W.M. and also in Section 19, Township 34 North, Range 3 East, W.M.,

AND ALSO Lot 4 of Short Plat Number PL02-0485 as approved on September 13, 2002 and recorded September 16, 2002 under Auditor's File Number 200209160059, records of Skagit County, Washington, being in Section 13, Township 34 North, Range 2 East, W.M. and also in Section 18, Township 34 North, Range 3 East, W.M.,

EXCEPT those portions of said Lot 4 of Short Plat Number PL00-0408 and said Lot 4 of Short Plat Number PL02-0485 lying Southerly and Easterly of the following described line:

Commencing at the Southeast corner of said Lot 4, Short Plat Number PL02-0485;
Thence Westerly along the South line of said Lot 4 to the Southeast corner of said Section 13, as shown of the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington;
Thence S 88°45'40" W, 2199.86 feet along the South line of said Section 13, as shown of the "Plat of Skagit Beach No. 1", to a point on the East line of Tract "E" of said "Plat of Skagit Beach No. 1" which bears N 45°28'30" E, 100.95 feet from the Southeast corner of said Tract "E", and which point is the TRUE POINT OF BEGINNING;
Thence N 88°45'40" E, 58.34 feet along the South line of said Section 13 to a point on a line that is 40 feet East of and parallel with the East line of Tract "E" of said "Plat of Skagit Beach No. 1";
Thence N 45°28'30" E, 241.07 feet along said parallel line;
Thence N 24°38'30" E, 239.26 feet along said parallel line;
Thence N 4°26'30" W, 298.01 feet along said parallel line;
Thence N 14°57'00" E, 213.60 feet along said parallel line to an existing ditch;
Thence S 88°35'37" E, 552.13 feet along said ditch;
Thence N 75°40'36" E, 31.97 feet along said ditch;
Thence N 60°30'11" E, 94.00 feet along said ditch;
Thence N 00°00'00" W, 1375.31 feet to an existing ditch;
Thence N 49°40'18" W, 93.40 feet along said ditch;
Thence N 62°34'07" W, 48.57 feet along said ditch;
Thence N 72°31'43" W, 35.22 feet along said ditch;
Thence N 62°29'38" W, 32.82 feet along said ditch;
Thence N 48°48'39" W, 51.56 feet along said ditch;
Thence N 54°12'12" W, 79.38 feet along said ditch;
Thence N 80°52'14" W, 59.94 feet along said ditch;



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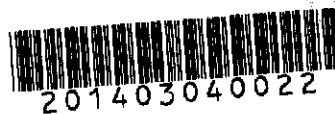
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Thence S 75°58'30" W, 110.80 feet along said ditch;
Thence N 72°37'53" W, 67.46 feet along said ditch;
Thence N 63°44'03" W, 102.39 feet along said ditch;
Thence N 43°11'28" W, 98.98 feet along said ditch;
Thence N 31°52'08" W, 107.10 feet along said ditch;
Thence N 16°33'40" W, 125.70 feet along said ditch;
Thence N 04°10'20" E, 153.90 feet along said ditch;
Thence N 28°53'43" E, 156.41 feet along said ditch;
Thence N 16°42'45" E, 105.13 feet along said ditch;
Thence N 00°35'19" W, 108.97 feet along said ditch;
Thence N 07°31'33" W, 141.06 feet along said ditch;
Thence N 05°34'37" E, 103.70 feet along said ditch;
Thence N 18°28'35" E, 114.83 feet along said ditch;
Thence N 33°05'56" E, 101.50 feet along said ditch;
Thence N 45°42'52" E, 98.54 feet along said ditch;
Thence N 38°10'50" E, 59.78 feet along said ditch;
Thence N 21°25'46" E, 30.65 feet along said ditch;
Thence N 17°35'36" E, 40 feet more or less, to the North line of said Lot 4, Short Plat Number PL02-0485, and the terminus of said line.

EXCEPT that portion of Lot 4 of said Short Plat Number PL00-0408, described as follows:

Beginning at the Northeast corner of Lot 1 of said Short Plat No. PL00-0408;
Thence N 82°12'49" E along the Easterly projection of the North line of said Lot 1, a distance of 97.00 feet;
Thence S 07°47'11" E along a line which is parallel to and 97 feet distant from, when measured at right angles to, the East line of said Lot 1 and the Southerly projection thereof, a distance of 658.63 feet, more or less, to a point on the Westerly line of said Lot 4, which point bears S 31°59' E a distance of 236.66 feet, more or less, from the Southerly corner of said Lot 1;
Thence N 31°59' W along the Westerly line of said Lot 4, a distance of 236.66 feet, more or less, to the Southerly corner of said Lot 1;
Thence N 07°47'11" W along the East line of said Lot 1, a distance of 442.76 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 19 of Skagit County, Washington
Recorded: October 25, 1963
Auditor's No: 642421
Purpose: Drainage purposes and to prevent overflow of salt water

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Frank R. Thurman, et ux
Recorded: July 26, 1963
Auditor's No: 638852
Purpose: Ingress and egress
Area Affected: East 30 feet of the South 226 feet of Government Lot 2

C. Any question that may arise due to shifting or changing in course of the sloughs or channel herein named, or due to said sloughs or channel having changed their courses.

Sloughs or Channel: Telegraph and Higgins Sloughs, and Swinomish Channel and ditches referenced herein as property boundaries

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

E. Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

F. Terms and conditions of Boundary Line Declaration recorded June 20, 2000 under Auditor's File No. 200006200052, records of Skagit County, Washington.

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a political subdivision of the State of Washington
Dated: June 27, 2000
Recorded: June 30, 2000
Auditor's No: 200006300061
Purpose: Conservation
Area Affected: Subject property and other property

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. PL-00-0408
Recorded: August 1, 2002
Auditor's No: 200208010118

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. PL-02-0485
Recorded: September 16, 2002
Auditor's No: 200209160059

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

Executed By: Triple J Enterprises
Recorded: September 19, 2002
Auditor's No.: 200209190152

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.

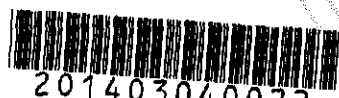
K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Darron E. Drake, et ux
Recorded: September 7, 2004
Auditor's No. 200409070162
Purpose: Installing and maintaining a septic drain field
Area Affected: A small Northwesterly portion of the subject property

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Edward A. Smith, et ux
Recorded: December 31, 2013
Auditor's No. 201312310028
Purpose: Ingress and egress
Area Affected: Southerly 40-foot portion of the subject property

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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