

When recorded return to:
Larry G. Jensen and Mary Jensen
3612 Trumpeter Place
Mount Vernon, WA 98273



201605130060

Skagit County Auditor

\$76.00

5/13/2016 Page

1 of

4 11:38AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027124

CHICAGO TITLE

620027124

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel Allen and Theresa Mathis, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as
part of an IRS 1031 Tax Deferred Exchange

a married couple

in hand paid, conveys, and warrants to Larry G. Jensen and Mary Jensen, ~~husband and wife~~

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): 45 TRUMPETER 1

Tax Parcel Number(s): P80613 / 4371-000-045-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

20161884
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 13 2016

Amount Paid \$ 4544.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 9, 2016


Daniel Allen

Theresa Mathis

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel Allen and Theresa Mathis are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/10/2016

Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Ashterton
My appointment expires: 8/19/18

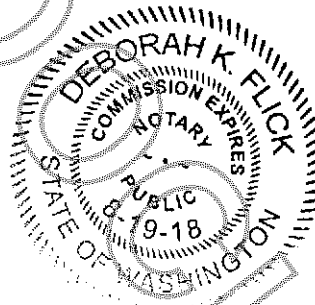


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P80613 / 4371-000-045-0000

Lot 45, TRUMPETER I, according to the plat thereof recorded in Volume 12 of Plats, pages 6 and 7, records of Skagit County, Washington, and as delineated on that survey recorded on September 19, 1979, in Volume 2 of Surveys, page 188, under Auditor's File No. 7909190007, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 TRUMPETER I:

Recording No: 873820

2. Easement, including the terms and conditions thereof, granted by instrument;
Dated: April 13, 1955
Recorded: April 14, 1955
Auditor's No.: 516279, records of Skagit County, Washington
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: May 24, 1978
Auditor's No(s): 880177, records of Skagit County, Washington
Executed By: Mount Vernon Projects, Inc.

AMENDED by instrument(s):

Recorded: December 22, 1980
Auditor's No(s): 8012220040, records of Skagit County, Washington

4. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: October 2, 1907
Auditor's No.: 64282, records of Skagit County, Washington
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.
7. Assessments, if any, levied by Trumpeter Association.