

**When recorded return to:**  
Dennis W Jensen and Andrea J Jensen  
15758 Kamb Road  
Mount Vernon, WA 98273



201612130143

Skagit County Auditor \$77.00  
12/13/2016 Page 1 of 5 1:37PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027712

**CHICAGO TITLE**

**5/71**

**STATUTORY WARRANTY DEED**

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**  
20165607  
DEC 13 2016

Amount Paid \$ 2497.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mam* Deputy

THE GRANTOR(S) Robert E Dean, Jr and Billie J Dean, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Dennis W Jensen and Andrea J Jensen, a married couple

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

EXHIBIT "A"

PARCEL A:

That portion of the following described tract lying within the boundaries of the Southeast Quarter  
of the Southwest Quarter and of the Southwest Quarter of the Southeast Quarter of Section 23,  
Township 34 North, Range 3 East, W.M.,

Beginning at the Southeast corner of said Southwest Quarter of the Southeast Quarter;  
Thence South 89 degrees 45' West 45.18 feet (all courses referred to the South line of the  
Southeast Quarter of Section 23, Township 34 North, Range 3 East, W.M., as being South 89  
degrees 45' West);  
Thence North 0 degrees 49' East 1052.08 feet to the true point of beginning;  
Thence North 0 degrees 49' East 257.84 feet;  
Thence South 89 degrees 30' West 1491.94 feet;  
Thence South 0 degrees 25'27" East 256.19 feet;  
Thence North 89 degrees 33' East 1486.28 feet to the true point of beginning;

EXCEPT that portion, if any, lying West of the West line of the East Half of the East Half of the  
Southeast Quarter of the Southwest Quarter of said Section.

ALSO EXCEPT that portion of the Southwest Quarter of the Southeast Quarter of Section 23,  
Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said subdivision;  
thence South 89°45' West a distance of 45.18 feet (all courses referred to the South line of the  
Southeast Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian, as  
being South 89°45' West);  
thence North 00°49' East a distance of 1052.08 feet to the true place of beginning;  
thence North 00°49' East a distance of 97.84 feet;  
thence South 89°30' West a distance of 240.00 feet;  
thence South 00°25'27" East to a point which lies South 89°33' West from the true place of  
beginning;  
thence North 89°33' East a distance of 240.00 feet to the true place of beginning.

AND ALSO EXCEPT roads.

Situated in Skagit County, Washington.

**STATUTORY WARRANTY DEED**

(continued)

**PARCEL B:**

That portion of the Southwest Quarter of the Southeast Quarter and the East 10 rods of the Southeast Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian, EXCEPT roads, lying North of the following described property:

That portion of the following described tract lying within the boundaries of Southeast Quarter of the Southwest Quarter and of the Southwest Quarter of the Southeast Quarter of Section 23, Township 34 North, Range 3 East, W.M.:

Beginning at the Southeast corner of said Southwest Quarter of the Southeast Quarter;  
Thence South 89 degrees 45' West 45.18 feet (all courses referred to the South line of the Southeast Quarter of Section 23, Township 34 North, Range 3 East, W.M., as being South 89 degrees 45' West);

Thence North 0 degrees 49' East 257.84 feet;

Thence South 89 degrees 30' West 1491.94 feet;

Thence South 0 degrees 25'27" East 256.19 feet;

Thence North 89 degrees 33' East 1,486.28 feet to the true point of beginning;

EXCEPT that portion, if any, lying West of the West line of the East Half of the East Half of the East Half of the Southeast Quarter of the Southwest of said Section.

Situated in Skagit County, Washington.

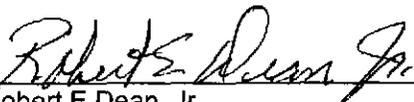
Abbreviated Legal: (Required if full legal not inserted above.)

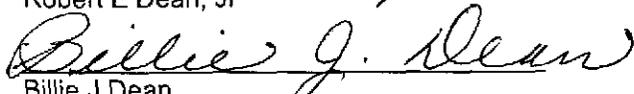
Tax Parcel Number(s): P22331 / 340323-0-001-0009

Subject to:

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

Dated: December 8, 2016

  
Robert E Dean, Jr

  
Billie J Dean

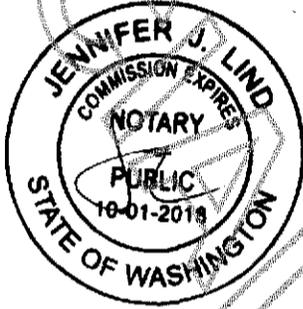
STATUTORY WARRANTY DEED  
(continued)

State of Washington  
Crown of Skagit

I certify that I know or have satisfactory evidence that  
Robert E. Dean, Jr. and Billie J. Dean  
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: 10.9.16

  
Name: Jennifer J. Lind  
Notary Public in and for the State of WA  
Residing at: Bow  
My appointment expires: 10-01-18



**EXHIBIT "A"**  
Exceptions

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

Granted to: Drainage District No. 15  
Purpose: Drainage  
Recording Date: August 22, 1991  
Recording No.: 9108220056  
Affects: Portion of said premises

2. Record of Survey

Recording Date: March 13, 1992  
Recording No.: 9203130072

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: June 14, 1994  
Recording No.: 9406140056

4. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: May 18, 2007  
Recording No.: 200705180161

5. Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: May 18, 2007  
Recording No.: 200705180162

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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: 201312040017

7. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: November 22, 1971  
Recording No.: 760953

Transferred  
Recording Date: September 6, 1974  
Recording No.: 806857

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

**EXHIBIT "A"**

Exceptions  
(continued)

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