



Skagit County Auditor
1/6/2017 Page 1 of 2 10:26AM \$74.00

When recorded return to:
Todd Wigal and Anne Kathryn Wigal
PO Box 803
La Conner, WA 98257

Recorded at the request of:
Guardian Northwest Title
File Number: 109340

Statutory Warranty Deed

THE GRANTORS Michael Jensen and Catherine Jensen, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Todd Wigal and Anne Kathryn Wigal, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 13, Township 34 North, Range 2 East; Ptn. Gov't Lot 4 (aka Lot 1 and Tract B PL02-0485)

Tax Parcel Number(s): **P119638, 340213-0-002-0200, P119643, 340213-0-002-0500**

Lot 1 and Tract B of Short Plat No. PL02-0485, as approved September 13, 2002 and recorded under Auditor's File No. 200209160059, records of Skagit County, Washington, being a portion of Government Lot 4, Section 13, Township 34 North, Range 2 East, W.M..

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 "A" attached hereto

Dated 1-4-17

Michael Jensen

Catherine Jensen

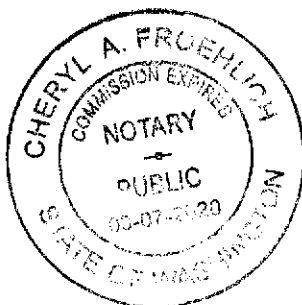
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201743
JAN 06 2017

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 3,654.00
Skagit Co. Treasurer
By Mum 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: 1-4-17



Printed Name: Katie Hickok Cheryl A Fruehlich
Notary Public in and for the State of Washington
Residing at Secho Lacey
My appointment expires: 1/07/2019 3/1/20

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

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

B. 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

By document recorded under Auditors File No. 200312100065, the Septic Easement shown on the face of the Short Plat was released from the subject property.