

When recorded return to:
David M. Dolling and Joy S. Dolling
NHN Channel Drive 3420 Garden Ave N.
La Conner, WA 98257 Renton WA 98056



201806070034

06/07/2018 01:52 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033195

CHICAGO TITLE CO.
620033195

STATUTORY WARRANTY DEED

THE GRANTOR(S) James L. Jensen and Kathryn A. Jensen, 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 David M. Dolling and Joy S. Dolling, a married couple

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): S/2 LOT 12 SKAGIT BEACH NO. 1 AND PTN TRACT J SKAGIT BEACH DIV. NO. 4
Tax/Map ID(s):

Tax Parcel Number(s): P69430 / 4008-000-012-0109, P79575 / 4341-000-013-0005,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182439
JUN 07 2018

Amount Paid \$ 4,277.00
Skagit Co. Treasurer
By MG Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 5, 2018

James L. Jensen
James L. Jensen

Kathryn A. Jensen
Kathryn A. Jensen

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that James L. Jensen and Kathryn A. Jensen
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: June 06 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

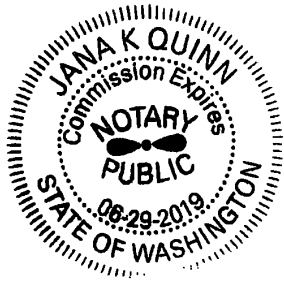


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69430 / 4008-000-012-0109 and P79575 / 4341-000-013-0005

Tract 12, SKAGIT BEACH NO. 1, according to the plat thereof, recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington.

EXCEPT the Northerly Half thereof.

TOGETHER WITH that portion of Tract "J", PLAT OF SKAGIT BEACH DIVISION NO. 4, A REPLAT OF A PORTION OF TRACT A & C SKAGIT BEACHE NO. 1, according to the plat recorded in Volume 11 of Plats, page 45, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Tract J;
Thence South 87 degrees 33'30" East a distance of 21.42 feet to a point on a curve on the Westerly line of Tract A of said plat, having a radius point bearing of South 87 degrees 33'30" East a distance of 325.66 feet;
Thence Northerly on a curve to the right through a central angle of 13 degrees 10'15" a distance of 74.86 feet;
Thence North 67 degrees 19'30" West, a distance of 2.46 feet to the Westerly line of said Tract J;
Thence South 22 degrees 40'30" West a distance of 80.00 feet to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: July 17, 1963
 Auditor's No(s).: 638435, records of Skagit County, Washington
 In favor of: Skagit County Drainage District No. 19
 For: Access Road
 Affects: As located or described therein

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 25, 1963
 Auditor's No(s).: 642421, records of Skagit County, Washington
 In favor of: Skagit County Drainage District No. 19
 For: Dike maintenance, water storage and drainage

3. 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 SKAGIT BEACH NO. 1:

 Recording No: 652085

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: June 9, 1966
 Auditor's No(s).: 683921, records of Skagit County, Washington
 Executed by: Skagit Properties Company, a Washington corporation

 Corrected by instrument
 Recorded: June 13, 1968
 Auditor's No.: 714706, records of Skagit County, Washington

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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,

EXHIBIT "B"Exceptions
(continued)

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 SKAGIT BEACH DIVISION NO. 4:

Recording No: 843909

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 16, 2000

Recording No.: 20000

Matters shown: Encroachment of a concrete driveway onto the Southeasterly corner of said premises by approximately 7.22 feet and possible encroachment of an asphalt driveway on the Northeasterly corner of said property

8. Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: September 6, 2000

Recording No.: 200009060114

9. Shoreline Variance Permit SL 00 0689 including the terms, covenants and provisions thereof

Recording Date: February 14, 2001

Recording No.: 200102140061

10. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: April 4, 2001

Recording No.: 200104040010

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