

**When recorded return to:**  
Thomas Jentz and Sara Jentz  
1200 Broad St.  
Bellingham, WA 98229



**201807100031**

07/10/2018 11:41 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245404258

CHICAGO TITLE CO.  
**620035301**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert W. Pedersen and Patricia M. Pedersen, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Thomas Jentz and Sara Jentz, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Tracts 6 and 7, ASSESSOR'S PLAT OF LEDBETTER SINCLAIR TRACTS, according to the plat  
thereof, recorded in Volume 9 of lots, page 30, records of Skagit County, Washington.

TOGETHER with second class tidelands adjoining.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P67188, 3944-000-007-0006,

Subject to Exhibit "A" attached hereto by reference and made a part hereof.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20182997  
JUL 10 2018

Amount Paid \$ 209166.60  
Skagit Co. Treasurer  
By *BJ* Deputy

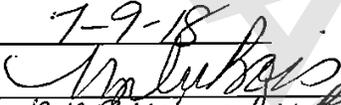
**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 7, 2018

  
\_\_\_\_\_  
Robert W. Pedersen  
  
\_\_\_\_\_  
Patricia M. Pedersen

State of WASHINGTON  
County of

I certify that I know or have satisfactory evidence that Robert W. Pedersen and Patricia M. Pedersen 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: 7-9-18  
  
\_\_\_\_\_  
Name: Marlin Du Bois  
Notary Public in and for the State of WA  
Residing at: Shaw  
My appointment expires: 3-17-19

NOTARY PUBLIC  
STATE OF WASHINGTON  
MARLIN DU BOIS  
My Appointment Expires  
March 17, 2019

## Exhibit "A"

Subject to:

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.

Road Maintenance and restrictive covenants including the terms, covenants and provisions thereof  
Recording Date: May 27, 2004  
Recording No.: 200405270173

Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof  
Recording Date: February 21, 2006  
Recording No.: 200602210154

Restrictive Covenant and Well Agreement including the terms, covenants and provisions thereof  
Recording Date: April 26, 2006  
Recording No.: 200604260199  
Amendment to Restrictive Covenant and Well Agreement including the terms, covenants and provisions thereof  
Recording Date: July 6, 2007  
Recording No.: 200707060045

Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: February 21, 2006  
Recording No.: 200602210153