



201902080025

02/08/2019 10:47 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Phyllis Textor and Lucinda Arnold
14847 Channel Drive
La Conner, WA 98257

STATUTORY WARRANTY DEED 19-1343
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Michael L. Jensen and Catherine L. Jensen, husband and wife, 13374 Bayview Road, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Phyllis Textor and Lucinda Arnold, a married couple

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

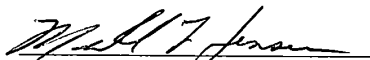
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

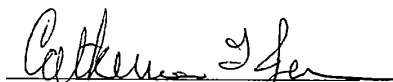
Abbreviated legal description: Portion of Government Lot 4 of Section 13, Twp 34 N, R 2 E, WM


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 "B" attached hereto

Tax Parcel Number(s): P119639 & 340213-0-002-0300

Dated: February 6, 2019


Michael L. Jensen


Catherine L. Jensen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019420
FEB 08 2019
Amount Paid \$ 2853.00
Skagit Co. Treasurer
By  Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1343-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michael L. Jensen and Catherine L. Jensen is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6th day of February, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01-19-2022



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 14405 Channel Drive, La Conner, WA 98257
Tax Parcel Number(s): P119639 & 340213-0-002-0300

Property Description:

Lot 2 of Skagit County Short Plat No. PL02—0485 approved and recorded September 16, 2002. Auditor's File No. 200209160059 records of Skagit County, WA. Being a portion of Government Lots 4 of Section 13, Township 34 North, Range 2 East, W.M. TOGETHER WITH non-exclusive easement for ingress and egress over and across an existing driveway partially located on Lot 3 of said Short Plat as established by document recorded 12/06/2018 as Auditor's File No. 201812060052.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1343-MM

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EXHIBIT B

19-1343-MM

1. Easement, affecting a portion of subject property for the purpose of Conservation including terms and provisions thereof granted to Skagit County recorded 06/30/2000 as Auditor's File No. 200006300061
2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. PL-02-0485 recorded 09/16/2002 as Auditor's File No. 200209160059.
3. Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Michael L.. Jensen, et ux, recorded 12/06/2018 as Auditor's File No. 201812060052
4. Question of the exact width and location of the existing driveway established as an ingress and egress easement by document recorded as Auditor's File No. 201812060052.