



201904020017

04/02/2019 11:37 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Zachary R. Jensen and Madison P. Jensen
192 Alderson Place
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037274

CHICAGO TITLE

620037274

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert J. McMannis and Sheryl L. McMannis, 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 Zachary R. Jensen and Madison P. Jensen, a married couple

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

Lot 13, Plat of West View, according to the plat thereof, recorded June 4, 2003, under Auditor's
File No. 200306040117, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P120506 / 4818-000-013-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1168

APR 02 2019

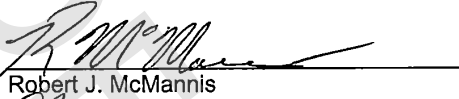
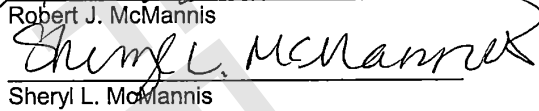
Amount Paid \$ 6817.95

Skagit Co. Treasurer

By *mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 15, 2019


Robert J. McMannis
Sheryl L. McMannisState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert J. McMannis and Sheryl L. McMannis 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.

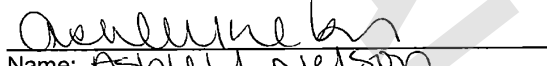
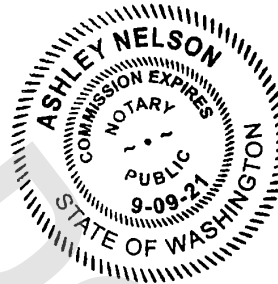
Dated: March 26th 2019
Name: Ashley Nelson
Notary Public in and for the State of WA
Residing at: Camano Island
My appointment expires: 9-9-21

EXHIBIT "A"

Exceptions

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

Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: September 6, 2002
 Recording No.: 200209060017
 Affects: Entire Plat
2. 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 West View:

Recording No: 200306040117
3. Covenants, conditions, assessments, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 4, 2003
 Recording No.: 200306040116
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Hansell Mitzel LLC
 Recording Date: June 4, 2003
 Recording No.: 200306040116
5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated

EXHIBIT "A"Exceptions
(continued)

activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Burlington.
8. Assessments, if any, levied by West View Homeowners Association.