

When recorded return to:  
Megan Casad  
19747 County Line Road  
Stanwood, WA 98292



**201906200044**

06/20/2019 11:22 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500084998

**CHICAGO TITLE**  
**500084998**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jo Anne Jensen, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Megan Casad, a single person

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.)

Ptn. SE SE, 32-33-4E, W.M. Tax/Map ID(s):

Tax Parcel Number(s): P17672, 330432-4-005-0006,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20192440  
JUN 20 2019

Amount Paid \$11,219.00  
Skagit Co. Treasurer  
By *mem* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 11, 2019

Joanne Jensen  
JoAnne Jensen

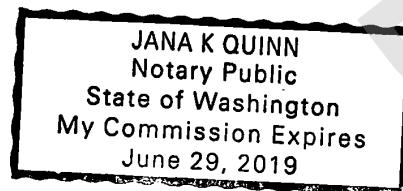
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Jo Anne 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 13 2019

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): P17672 and 330432-4-005-0006**

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The North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 32, Township 33 North, Range 4 East, W.M.

TOGETHER WITH an easement for a private road right-of-way over the West 16 feet of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 32, Township 33 North, Range 4 East, W.M.;

EXCEPT road along the South line of said subdivision;

ALSO TOGETHER WITH a non-exclusive easement for utilities and ingress and egress by way of road described as follows:

Sixty (60) feet wide, being 30 feet on each side of the East – West centerline of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 33, Township 33, Range 4 East, W.M.;

EXCEPT State Highway as conveyed to the State of Washington by Warranty Deed recorded under Auditor's File No. 534594, records of Skagit County, Washington

Situated in Skagit County, Washington

## EXHIBIT "B"

### Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019  
Tax Account Number: P17672 / 330432-4-005-0006  
Levy Code: 2665  
Assessed Value-Land: \$309,400.00  
Assessed Value-Improvements: \$175,800.00

General and Special Taxes: Billed: \$5,122.19  
Paid: \$2,561.13  
Unpaid: \$2,561.06