

201908200051

08/20/2019 01:36 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

When recorded return to:
Desmond Albert and Bo Albert
3708 West 11th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037420

CHICAGO TITLE
620037420
STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward A. Jensen and Claudia D. Jensen, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Desmond Albert and Bo Albert, 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): Ptn 14 - 17 Block: 1121 Northern Pacific Addition to Anacortes

Tax Parcel Number(s): P122510 / 3809-121-017-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-3519

AUG 20 2019

Amount Paid \$ 15,117.20
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 17, 2019

Edward A. Jensen

Edward A. Jensen

Claudia D. Jensen

Claudia D. Jensen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Edward A. Jensen and ~~Claudia D. Jensen~~ 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. ^{his}

Dated: 7-18-19

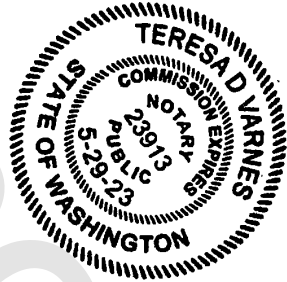
Teresa D. Varves

Name: Teresa D. Varves

Notary Public in and for the State of WA

Residing at: Island Co

My appointment expires: 5/29/23



JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that

Claudia D 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: July 29, 2019

Alysia Hudson

Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

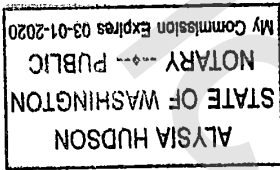


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122510 / 3809-121-017-0000

The Westerly 10.00 feet of Lot 14, all of Lots 15 and 16, and the Easterly 10.00 feet of Lot 17, Block 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.
(Also known as Tract G of Survey recorded January 20, 2005, under Auditor's File No. 200501200092, records of Skagit County, Washington)

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Power & Light Company
Purpose: Underground electric system
Recording Date: April 18, 2005
Recording No.: 200504180234

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

Granted to: Port of Anacortes
Purpose: Avigation Purposes
Recording Date: May 23, 2005
Recording No.: 200505230122

3. 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 NORTHERN PACIFIC ADDITION TO ANACORTES:

Recording No: Volume 2 of Plats, Page 9

4. Covenants, conditions and restrictions 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: October 22, 1998
Recording No.: 9810220058

5. Covenants, conditions and restrictions 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: November 1, 1999
Recording No.: 199911010168

EXHIBIT "B"Exceptions
(continued)

6. Covenants, conditions and restrictions 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: April 26, 2002
Recording No.: 200204260193

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 14, 2002
Recording No.: 200203140025

7. Covenants, conditions and restrictions 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: December 8, 2004
Recording No.: 200412080178

8. Covenants, conditions and restrictions 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 28, 2005
Recording No.: 200506280169

9. Assessments or charges and liability to further assessments or charges including the terms, covenants and provisions thereof

Recording Date: June 28, 2005
Recording No.: 200506280169

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

Granted to: Christenson Builders, Inc.

EXHIBIT "B"

Exceptions
(continued)

Purpose: Ingress, egress, utilities and maintenance of driveway
Recording Date: October 14, 2005
Recording No.: 200510140070

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

Granted to: DG Construction, LLC and Christenson Builders, Inc.
Purpose: Sanitary sewer pipeline
Recording Date: April 17, 2006
Recording No.: 200604170220

- 12. City, county or local improvement district assessments, if any.

- 13. Assessments, if any, levied by Anacortes.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 06/02/2109
between Desmond and Bo Albert ("Buyer")
Buyer Buyer
and Edward A Jensen Claudia D Jensen ("Seller")
Seller Seller
concerning 3708 W 11th St Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate
Desmond Albert 06/02/2019
6/2/2019 11:30:16 AM PDT
Buyer Date

Authenticate
Bo Albert 06/02/2019
6/2/2019 11:53:33 AM PDT
Buyer Date

Authenticate
Edward A Jensen 03/25/2019
3/25/2019 5:24:07 PM PDT
Seller Date

Authenticate
Claudia D Jensen 03/28/2019
3/28/2019 3:35:52 PM PDT
Seller Date