

When recorded return to:

The Westland Distillery Company Limited c/o Remy Cointreau USA, Inc.
1290 Avenue of the Americas
New York, NY 10104

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1075

Mar 24 2020

Amount Paid \$60263.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED**GNW 19-2947**

THE GRANTOR(S) Larry R. Jensen, an ~~unmarried~~ ^{x unmarried man} man and Raymond A. Jensen, 15356 Produce Lane, Mount
Vernon, WA 98273,

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

in hand paid, conveys, and warrants to The Westland Distillery Company Limited c/o Remy Cointreau USA, Inc.,
a Corporation

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: Property 1:
The West 1/2 of the Northwes 1/4 of S. 35, Twp. 35 N., R. 3 E., W.M.

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

The Grantor Raymond A. Jensen hereby reserves a life estate as to Parcel B

Tax Parcel Number(s): P35362 & 350335-0-004-0001 & P35373 & 350335-2-003-0008 & P35374 & 350335-2-
003-0107 & P35375 & 350335-2-003-0206 & P35376 & 350335-2-004-0007 & P107502 & 350335-2-003-0300 &
P107503 & 350335-2-003-0400

Dated: 3-20-2020


Larry R. Jensen


Raymond A. Jensen

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2947-KH

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STATUTORY WARRANTY DEED

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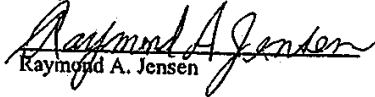
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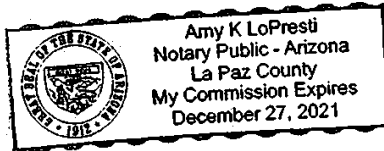
STATE OF ~~WASHINGTON~~ *arizona*
COUNTY OF ~~STARK~~ *la Paz*.

I certify that I know or have satisfactory evidence that ~~James P. Jensen~~ and Raymond A. 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: 20 day of March, 2020

Amy K LoPresti
Signature

Bank Manager
Title



My appointment expires: 12-27-21

STATE OF WASHINGTON
COUNTY OF SKAGIT

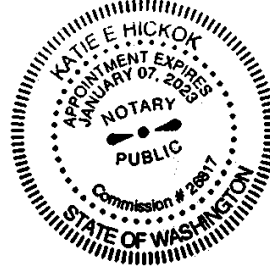
I certify that I know or have satisfactory evidence that Larry R. Jensen and ~~Raymond A. Jensen~~ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the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

Dated: 20th day of March, 2020

Signature



Title

My appointment expires: 1-7-23Statutory Warranty Deed
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EXHIBIT "A"
Property Description

Closing Date: March 20, 2020

Buyer(s): The Westland Distillery Company Limited c/o Remy Cointreau USA, Inc.

Property Address: Jensen Lane, Burlington, WA 98233

PROPERTY DESCRIPTION:

Parcel "A-1":

That portion of the West 1/2 of the Northwest 1/4 of Section 35, Township 35 North, Range 3 East, W.M. lying within the following described tract:

Begin at the Northwest corner of said subdivision; thence North 89° 56' 15" East along the North line of said subdivision, 1,348.22 feet, more or less, to the Northeast corner thereof; thence South 0° 51' 39" East along the East line of said subdivision a distance of 618.57 feet; thence South 86° 37' 39" West, a distance of 1,237.34 feet; thence South 89° 56' 15" West, a distance of 108.03 feet, more or less, to the West line of said Subdivision; thence North 1° 11' 10" West along said West line to the Point of Beginning.

EXCEPT the right-of-way appropriated for Drainage District No. 14 along the North line thereof; and ALSO EXCEPT that portion, if any, lying within the right-of-way of the Josh Wilson County Road along the North line thereof.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities adjoining the West line of the subject property as established by document recorded February 14, 1995 as Auditor's File No. 9502140001.

Parcel "A-2";

The West 1/2 of the Northwest 1/4 of Section 35, Township 35 North, Range 3 East, W.M.;

EXCEPT the following described tract:

Begin at the Northwest corner of said subdivision; thence North 89° 56' 15" East along the North line of said subdivision, 1,348.22 feet, more or less, to the Northeast corner thereof; thence South 0° 51' 39" East along the East line of said subdivision a distance of 618.57 feet; thence South 86° 37' 39" West, a distance of 1,237.34 feet; thence South 89° 56' 15" West, a distance of 108.03 feet, more or less, to the West line of said Subdivision; thence North 1° 11' 10" West along said West line to the Point of Beginning.

ALSO EXCEPT Parcels "A" and "B" of those premises conveyed to Raymond A. Jensen by deed recorded July 9, 1987 as Auditor's File No. 8707090051.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities adjoining the West line of the subject property as established by document recorded February 14, 1995 as Auditor's File No. 9502140001.

Parcel "B":

Those two fee simple portions of the West 1/2 of the Northwest 1/4 of Section 35, Township 35 North, Range 3 East, W.M. described as Parcels "A" and "B" of those premises conveyed to Raymond A. Jensen by deed recorded July 9, 1987 as Auditor's File No. 8707090051.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities adjoining the West line of the subject property as established by document recorded February 14, 1995 as Auditor's File No. 9502140001.

EXHIBIT B

19-2947-KH

1. DELETED

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 Survey recorded 10/25/1979 as Auditor's File No. 7910250041.

3. Easements, affecting a portion of subject property for the purpose of Water pipe lines including terms and provisions thereof granted to P.U.D. No. 1 of Skagit County recorded 07/25/1960 as Auditor's File No. 596629 and 596930

4. Easement, affecting a portion of subject property for the purpose of Water pipe lines including terms and provisions thereof granted to P.U.D. No.1 of Skagit County recorded 06/27/1960 as Auditor's File No. 595940. Affects: Easement portion of Subject Property

5. Easement, affecting a portion of subject property for the purpose of ingress including terms and provisions thereof granted to Raymond A. Jensen, et ux, recorded 10/20/1964 as Auditor's File No. 657794. Affects: Easement portion of Subject Property.

6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 01/11/1965, as Auditor's File No. 660771.

7. Regulatory notice/agreement regarding mobile home for farm employee that may include covenants, conditions and restrictions affecting the subject property, recorded 09/25/1987 as Auditor's File No. 8709250004

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

8. Regulatory notice/agreement regarding on-site sewage system that may include covenants, conditions and restrictions affecting the subject property, recorded 05/17/1990 as Auditor's File No. 9005170032 . Affects: Easement portion of Subject Property though exact location is not disclosed on the record. Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

9. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Norma Jean Knutzen, et al, recorded 02/14/1995 as Auditor's File No. 9502140001.

10. 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. 93-021 recorded 12/21/1995 as Auditor's File No. 9512120053.

Affects: Easement portion of subject property.

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11. Lot certification, including the terms and conditions thereof, recorded 08/24/2007 as Auditor's File No. 2007082401424. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Affects: Lots "A-1" and "A-2".

12. Lot certification, including the terms and conditions thereof, recorded 08/24/2007 as Auditor's File No. 200708240143. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Affects: Parcel "B"

13. Regulatory notice/agreement regarding Certificate of Non-Compliance. that may include covenants, conditions and restrictions affecting the subject property, recorded 07/07/2015 as Auditor's File No. 201507070039.

NOTE: No Notice and Order to Abate was attached to said instrument.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.