

When recorded return to:

Larry R. Jensen
15356 Produce Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1786
May 22 2020
Amount Paid \$461.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-5435

THE GRANTOR(S) Timothy Roberts, as his separate estate and Antonia Francisca Roberts, as to any interest she may have as wife of Timothy Roberts, 2626 State Route 9, Sedro Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Larry R. Jensen, an unmarried person

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:
portion of the E1/2 of Tract 13 of Sunrise Addition

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): P121505

Dated: 5-22-2020

x *Timothy Roberts*
Timothy Roberts

x *Antonia Roberts*
Antonia Francisca Roberts

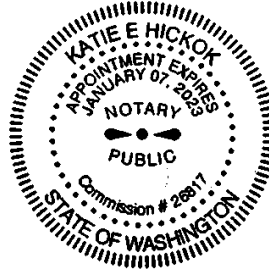
Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Timothy Roberts *and Antonia Francisca Roberts* 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: 22nd day of May, 2020
SignatureNotary
TitleMy appointment expires: 1-7-23

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: NHN Rietze Ave, Concrete, WA 98237
Tax Parcel Number(s): P121505

Property Description:

That portion of the East 1/2 of Tract 13 "PLAT OF SUNRISE ADDITION, SKAGIT COUNTY", as per plat recorded in Volume 4 of Plats, Page 44, records of Skagit County, Washington, described as follows:
Beginning at the Northeast corner of Tract 13; thence South along First Avenue 200 fee to the True Point of Beginning; thence South along First Avenue , a distance of 65 feet; thence West 200 feet; thence North 65 feet; thence East 200 feet to the True Point of Beginning.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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1. 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 03/10/2020 as Auditor's File No. 202003100015.

Said Survey discloses a gravel driveway being used by the property South of the subject property and mislocated partial fences along the North line.

Statutory Warranty Deed
LPB 10-05

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