

After recording return to:
Ashfaq Rahman
Sabira Arefin
875 Bella Vista Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4343
Oct 20 2020
Amount Paid \$14146.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620044614

Reference: 40265520-803-LB3

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darren J Jensen and Linda L Jensen, husband and wife,

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to Ashfaq Rahman and Sabira Arefin, a married couple

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

Lot 26, "Plat of Tinas Coma", as per plat recorded on August 11, 2000, under auditor's File no. 200008110004, records of Skagit County Washington

SITUATE IN THE County of SKAGIT, STATE OF WASHINGTON.

Subject to: Those items specifically set forth on Exhibit "A" attached hereto.

Abbreviated Legal: (Required if full legal not inserted above.) **Lot 26, TINAS COMA**

Tax Parcel Number(s): **P117061/ 4755-000-026-0000**

Reference: Statutory Warranty Deed 40265520-803-LB3

Dated: September 30, 2020



Darren J Jensen



Linda L Jensen


State of Washington

SS:

County of Snohomish

On this 1st day of October, 2020, before me personally appeared Darren J. Jensen & Linda L. Jensen to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.



Notary Public in and for the State of Washington
Residing at Auburn
My Appointment expires: 5-15-21



Reference: Statutory Warranty Deed 40265520-803-LB3

EXHIBIT A

SPECIAL EXCEPTIONS

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

Granted to: W. R. Morgan
Purpose: Pipeline
Recording No.: 92101

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

Purpose: Roadways
Recording Date: March 21, 1962
Recording No.: 619347

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

Granted to: August Bendtsen
Purpose: Sewer
Recording Date: January 3, 1967
Recording No.: 692899

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

Purpose: Utilities
Recording Date: July 6, 1977
Recording No.: 859943

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

Granted to: General Telephone Company of the Northwest, Inc.
Purpose: Ingress and egress
Recording Date: August 21, 1979
Recording No.: 7908210054

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

Granted to: State of Washington
Purpose: Ingress, egress and utilities
Recording Date: October 25, 1994
Recording No.: 9410250042

- ¶ 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 Plat of Tina's Coma:

Recording No.: 200008110004

- ¶ Covenants, conditions, 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: December 29, 1995

Recording No.: 9512290071

- ¶ Covenants, conditions, 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: December 29, 1995

Recording No.: 9512290071

- ¶ Covenants, conditions, 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: August 24, 2000

Recording No.: 200008240005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 2, 2005

Recording No.: 200509020143

- 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."

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.