

**AFTER RECORDING MAIL TO:**

**Kenneth J. and Victoria Jans**  
**7947 Slate Lane**  
**Sedro Woolley, WA 98284**

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 01-184009-OE**  
**Land Title**  
**01-184009-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1554  
Apr 12 2021  
Amount Paid \$1605.00  
Skagit County Treasurer  
By Josie L Bear Deputy

**Statutory Warranty Deed**

**THE CLARENCE JONES, an unmarried person, as his separate property** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **KENNETH J. JANS and VICTORIA JANS, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:  
**Ptn GL 4, 13-35-10 E W.M.**

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s):  
**351013-0-040-0112, P130471, 351013-0-040-0012, P45239**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-184009-OE.

Dated April 12, 2021

(Attached to Statutory Warranty Deed)

Clarence Jones  
Clarence Jones

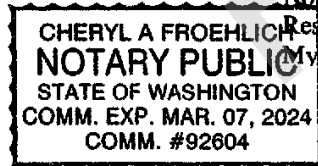
STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Clarence Jones** is the person(s) who appeared before me, and said person(s) acknowledged that **he** signed this instrument and acknowledge it to be **his** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-12-21

Cheryl A Froehlich  
Printed Name: Cheryl A Froehlich  
Notary Public in and for the State of Washington

Residing at Seagrass Landing  
My appointment expires: 3-7-24



**EXHIBIT A****PARCEL "A":**

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the point where the North line of said Lot 4 intersects the centerline of the County road;  
thence in a Southwesterly direction 900 feet along the center of said County road;  
thence in a Southeasterly direction along a line, which if projected to the Northwest would intersect the Northwest corner of Lot 4, to the bank of the Skagit River;  
thence Northeasterly along the bank of the Skagit River to the North line of said subdivision;  
thence West along said North line to point of beginning,

EXCEPT that portion thereof lying Northwesterly of the Southerly line of State Highway,

AND EXCEPT the following described tracts:

1.) Beginning at a point where the North line of said Government Lot 4 intersects the County road, now the State Highway;

thence South 60°47'30" West 365 feet;

thence South 30°38' East 201 feet, more or less, to the Northerly bank of the Skagit River;

thence Northeasterly along the Northerly bank of the Skagit River to the North line of said Government Lot 4;

thence West to the point of beginning.

2.) Beginning at the point where the North line of said Lot 4 intersects the centerline of the County road;  
thence in a Southwesterly direction 900 feet along the center of said County road;

thence in a Southeasterly direction along a line, which if projected to the Northwest would intersect the Northwest corner of Lot 4, to the Southeasterly line of said County road and the true point of beginning of this description;

thence continuing Southeasterly along said projected line to the bank of the Skagit River;

thence Northeasterly along the bank of the Skagit River, a distance of 150 feet;

thence Northwesterly to a point on the Southeasterly line of said County road that is 273 feet Northeasterly of the true point of beginning;

thence Southwesterly along the Southeasterly line of said County road, 273 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

A tract of land in Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M., more particularly described as follows:

Beginning at the point where the North line of said Lot 4 intersects the centerline of the County road;  
thence in a Southwesterly direction 900 feet along the center of said County road;

thence in a Southeasterly direction along a line, which if projected to the Northwest would intersect the Northwest corner of Lot 4, to the Southeasterly line of said County road and the true point of beginning of this description;

thence continuing Southeasterly along said projected line to the bank of the Skagit River;

thence Northeasterly along the bank of the Skagit River a distance of 150 feet;

thence Northwesterly to a point on the Southeasterly line of said County road that is 273 feet Northeasterly of the true point of beginning;

thence Southwesterly along the Southeasterly line of said County road 273 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.