

## WHEN RECORDED RETURN TO:

Gregory R. Buehler and Cary L. Buehler  
4503 Kingsway  
Anacortes, WA 98221

GNW 22-15253

**STG 47392**

Escrow Number: 01348-47392

Filed for Record at Request of: *Premier Title of Island County***STATUTORY WARRANTY DEED**

THE GRANTOR(S), **Matthew S. Jensen as Personal Representative of The Estate of M.R. Pat Jensen, also shown of record as Marjorie R. Jensen, deceased under Skagit County Probate Case No. 22-4-0016-29** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Gregory R. Buehler and Cary L. Buehler, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 71, SKYLINE NO. 4

AGRICULTURAL AND FORESTRY PROTECTION DISCLOSURE. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including, but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during a 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments and pesticides. If conducted in compliance with local, state and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Island County Code and shall not be subject to legal action as a public nuisance.

Tax Parcel Number(s): 3820-000-071-0006 and P59286

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221597

Apr 18 2022

Amount Paid \$13612.00  
Skagit County Treasurer  
By Lena Thompson Deputy

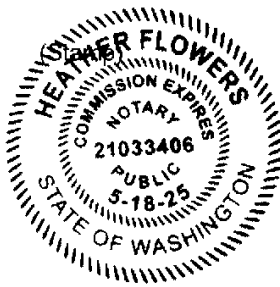
Dated: April 15, 2022


THE ESTATE OF M.R. PAT JENSEN, ALSO  
SHOWN OF RECORD AS MARJORIE R. JENSEN,  
DECEASED

  
Matthew S. Jensen, Personal Representative

State of Washington  
County of Island

This record was acknowledged before me on 15 day of April, 2022 by Matthew S. Jensen, the  
Personal Representative of The Estate of M.R. Pat Jensen, also shown of record as Marjorie R.  
Jensen, deceased.



  
Printed name: Heather Flowers  
Notary Public  
My commission expires: 05/18/2025

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 71, "SKYLINE NO. 4", as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
04/01/2022

<b>Estate of MARJORIE R JENSEN:</b>	No. 22-4-00169-29
	LETTERS TESTAMENTARY

**I. BASIS**

- 1.1 The last will of MARJORIE R JENSEN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on April 01, 2022.
- 1.2 In that will MATTHEW S. JENSEN is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT MATTHEW S. JENSEN is authorized by this court to execute the will of the above decedent according to law.

DATED 04/01/2022.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Kayla Irons, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on April 01, 2022.

I further certify that these letters are now in full force and effect.

DATED: 04/04/2022

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY Kayla Irons  
Deputy Clerk

