

When recorded return to:
Caleb Jensen and Kelli Jensen
5432 Chuckanut Dr
Bow, WA 98232

Filed for record at the request of:



5006 Center Street, Suite J
Tacoma, WA 98409-2314

Escrow No.: 611316684

CHICAGO TITLE
620051503

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jon L. Crimmins and Jodi M. Crimmins, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Caleb Jensen and Kelli Jensen, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Tax/Map ID(s):

Tax Parcel Number(s): P48578, P48579, P48580,

Subject to:

1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222555

Jun 21 2022

Amount Paid \$16015.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 13, 2022



Jon E. Crimmins



Jodi M. Crimmins

State of WASHINGTON
County of ~~SKAGIT~~ Thurston

I certify that I know or have satisfactory evidence that Jon Crimmins and Jodi Crimmins are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 18, 2022



Name: Paul K. Davis
Notary Public in and for the State of WA
Residing at: Olympia
My appointment expires: 7/8/24

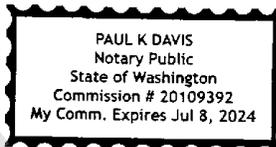


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48578, P48579 and P48580

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 8, PLAT OF LADYSMITH, (NOW VACATED) ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 5, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 99.65 FEET;
THENCE WEST 91.5 FEET;

THENCE SOUTH PARALLEL WITH THE EAST LINE OF BLOCK 8 TO THE SOUTH LINE OF LOT 6 IN

SAID BLOCK EXTENDED WEST;

THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE NORTH ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 30 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO LAWRENCE E. EDWARDS ET UX BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8807270068, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 8, PLAT OF LADYSMITH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 5, RECORDS

OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 30.00 FEET;
THENCE WEST ALONG THE SOUTH LINE OF LOT 6 AND ITS WESTERLY PROJECTION, A DISTANCE OF 91.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUE WEST, A DISTANCE OF 1.00 FOOT TO THE CENTERLINE OF COMMERCIAL

AVENUE AS SHOWN ON SAID PLAT OF LADYSMITH;

THENCE NORTH ALONG SAID CENTERLINE, A DISTANCE OF 30.00 FEET;

THENCE EAST, A DISTANCE OF 1.00 FOOT;

THENCE SOUTH, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL C:

AN EASEMENT OR RIGHT OF WAY AS GRANTED BY PERMIT FROM PUGET SOUND POWER AND

LIGHT COMPANY, RECORDED SEPTEMBER 30, 1994, UNDER AUDITOR'S FILE NO. 9409300060, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL D:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8 OF SAID SECTION 33;
THENCE NORTH 89°52' WEST, 82.5 FEET ALONG THE NORTHERLY LINE OF SAID GOVERNMENT

LOT 8 TO THE WESTERLY RIGHT OF WAY LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY;

THENCE NORTH 3.5 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT, WHICH POINT WILL HEREINAFTER BE KNOWN AS THE POINT OF BEGINNING;

THENCE NORTH ALONG SAID WESTERLY RIGHT OF WAY LINE, 150 FEET;

THENCE WEST 92.5 FEET TO THE CENTERLINE OF THE FORMER COMMERCIAL AVENUE OF THE

FORMER TOWN OF LADYSMITH, NOW VACATED AND SAID POINT CONSIDERED HEREINAFTER

TO BE THE TRUE POINT OF BEGINNING OF THIS CONVEYANCE;

THENCE NORTH 151.5 FEET;

THENCE WEST 288 FEET;

THENCE SOUTH 151.5 FEET;

THENCE EAST 288 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E:

EXHIBIT "A"
Legal Description
(continued)

UNOFFICIAL DOCUMENT

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 8, PLAT OF LADYSMITH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 5, (NOW VACATED) RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 99.65 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WEST 91.5 FEET;
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 10 FEET;
THENCE EAST PARALLEL WITH THE NORTH LINE, A DISTANCE OF 91.5 FEET; THENCE NORTH 10 FEET TO THE TRUE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.