

When recorded return to:

Michael Benninghoven-Sparks
7674 South Rietze Avenue
Concrete, WA 98237SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241844

Aug 21 2024

Amount Paid \$6645.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry R. Jensen, as his separate estate, 15356 Produce Lane, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Michael Benninghoven-Sparks, an unmarried man

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:
Ptn. Tract 13, PLAT OF SUNRISE ADDITIONThis 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: 8-19-24

Larry R. Jensen

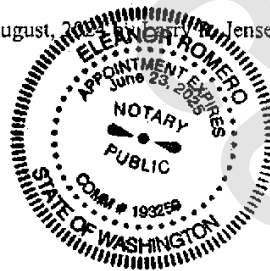
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 19th day of August, 2024, Larry R. Jensen.

Signature

Title

My commission expires: 6/23/2025

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21433-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 7674 South Rietze Avenue, 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 feet 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

Order No.: 24-21433-KH

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EXHIBIT B

24-21433-KH

9. 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 Plat of Sunrise Addition, Skagit County recorded on January 8, 1926 as Auditor's File No. 190545 (Volume 4 of Plats, page 44).

10. 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.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21433-KH

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