

202501130028

01/13/2025 10:30 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20250070

JAN 13 2025

Amount Paid \$-0

Skagit Co. Treasurer

By Deputy

LT

AFTER RECORDING MAIL TO:

Name: Michael L Jensen, Catherine L. Jensen

Address: 13374 Bayview Rd, Mount Vernon, WA 98273, USA

Filed for Record at Request of: Michael L. Jensen

Quitclaim Deed

IN WITNESS WHEREOF, Michael L Jensen, of 13374 Bayview Rd, Mount Vernon, WA 98273, USA (Individual the "Grantor") and Catherine L. Jensen, of 13374 Bayview Rd, Mount Vernon, WA 98273, USA (Individual the "Grantor"), for and in consideration of \$10.00, conveys, as well as quitclaims, unto Michael L Jensen, married, of 13374 Bayview Rd, Mount Vernon, WA 98273, USA, Catherine L. Jensen, married, of 13374 Bayview Rd, Mount Vernon, WA 98273, USA, and Sandra L. Jensen, of 15237 Channel Dr, La Conner, WA 98257, USA, (collectively the "Grantees"), the following described real estate, situated in the county of SKAGIT, State of Washington, together with all after acquired title of the Grantor therein:

P20682

(16.8000 ac) (CONSERVATION EASEMENT AF#200006300061) CU F&A #200
AF#751695 TRNSF AF#808040 (DK12 DR19) INC M/H 82 SKYLINE/HOMET 60X40
S/N 03950380R THAT PORTION OF LOT4 SHORT PLAT#PL00-0408
AF#200208010118 LYING SOUTHERLY AND WESTERLY OF DITCH. LOCATED
IN A PORTION OF GOVERNMENT 1, SECTION 24, TOWNSHIP 34 NORTH,
RANGE 2 EAST, W.M., EXCEPT ANY PORTION OF THE FOLLOWING
DESCRIBED TRACT; THAT PORTION OF LOT 4 OF SHORT PLAT NUMBER
PLOO-0408 AS APPROVED ON JULY 31, 2002 AND RECORDED AUGUST 1,2002
UNDER AUDITOR'S FILE NUMBER 200208010118, RECORDS OF SKAGIT
COUNTY, WASHINGTON, BEING IN SECTIONS 13 AND 24, TOWNSHIP 34

NORTH, RANGE 2 EAST, W.M. AND ALSO IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF SHORT PLAT NUMBER PL02-0485 AS APPROVED ON SEPTEMBER 13, 2002 AND RECORDED SEPTEMBER 16, 2002 UNDER AUDITOR'S FILE NUMBER 200209160059, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTIONS 13, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. AND ALSO IN SECTION 18, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 4 OF SAID SHORT PLAT NUMBER PL02-0485 TO THE SOUTHEAST CORNER OF SAID SECTION 13, AS SHOWN OF THE "PLAT OF SKAGIT BEACH NO. 1", AS PER PLAT RECORDED IN VOLUMES OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE S 88-45-40 W, 2199.86 FEET ALONG THE SOUTH LINE OF SAID SECTION 13, AS SHOWN OF THE "PLAT OF SKAGIT BEACH NO. 1", TO A POINT ON THE EAST LINE OF TRACT "E" OF SAID "PLAT OF SKAGIT BEACH NO. 1 WHICH BEARS N 45-28-30 E, 100.95 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT "E", AND WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE N 88-45-40 E, 58.34 FEET ALONG THE SOUTH LINE OF SAID SECTION 13 TO A POINT ON A LINE THAT IS 40 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF TRACT "E" OF SAID "PLAT OF SKAGIT BEACH NO. 1"; THENCE S 45-28-30 W, 130.52 FEET ALONG SAID PARALLEL LINE; THENCE S 9-44-00 W, 53.06 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID "PLAT OF BEACH NO. 1" TO AN EXISTING DITCH; THENCE S 66-31-59 E, 18.50 FEET ALONG SAID DITCH; THENCE S 32-54-23 E, 22.50 FEET ALONG SAID DITCH; THENCE S 10-11-32 E, 38.03 FEET ALONG SAID DITCH; THENCE S 1-18-54 W, 161.19 FEET ALONG SAID DITCH; THENCE S 2-55-57 E, 65.76 FEET ALONG SAID DITCH; THENCE S 17-42-52 E, 84.23 FEET ALONG SAID DITCH; THENCE S 31-14-08 E, 81.72 FEET ALONG SAID DITCH; THENCE S 39-47-07 E, 108.82 FEET ALONG SAID DITCH; THENCE S 48-43-40 E, 131.89 FEET ALONG SAID DITCH; THENCE S 29-41-21 E, 110.25 FEET ALONG SAID DITCH; THENCE S 12-50-42 E, 174.01 FEET ALONG SAID DITCH; THENCE S 16-17-21 E, 137.92 FEET ALONG SAID DITCH; THENCE S 21-45-41 E, 105.65 FEET ALONG SAID DITCH; THENCE S 42-03-59 E, 161.32 FEET ALONG SAID DITCH; THENCE S 53-43-28 E, 133.16 FEET ALONG SAID DITCH; THENCE S 49-24-40 E, 115.89 FEET ALONG SAID DITCH; THENCE S 68-41-03 E, 162.43 FEET ALONG SAID DITCH; THENCE S 1-21-14 E, 61.40 FEET ALONG SAID DITCH; THENCE S 19-06-04 W, 93.09 FEET ALONG SAID DITCH; THENCE S 14-08-21 W, 69.28 FEET ALONG SAID DITCH; THENCE S 29-51-07 E, 100.06

FEET ALONG SAID DITCH; THENCE S 58-48-26 E, 98.92 FEET ALONG SAID DITCH; THENCE S 70-48-24 E, 102.92 FEET ALONG SAID DITCH; THENCE S 58-20-31 E, 90.89 FEET ALONG SAID DITCH; THENCE S 31-17-46 E, 194.07 FEET ALONG SAID DITCH; THENCE S 40-36-49 E, 57.94 FEET ALONG SAID DITCH; THENCE S 44-44-37 E, 72.81 FEET ALONG SAID DITCH; THENCE S 22-10-31 E, 126.83 FEET ALONG SAID DITCH; THENCE S 5-21-14 E, 121.88 FEET ALONG SAID DITCH; THENCE S 0-34-30 W, 57.89 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24 AND THE TERMINUS OF SAID LINE AT A POINT THAT IS N 89-25-30 W, 836.36 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24 (EAST 1/4 CORNER OF SAID SECTION 24). EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF SHORT PLAT NUMBER PL02-0485 AS APPROVED ON SEPTEMBER 13, 2002 AND RECORDED SEPTEMBER 16, 2002 UNDER AUDITOR'S FILE NUMBER 200209160059, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTIONS 13, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. AND ALSO IN SECTION 18, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 4 OF SAID SHORT PLAT NUMBER PL02-0485 TO THE CORNER COMMON TO SECTIONS 18 AND 19, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., AND SECTIONS 13 AND 24, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AS SHOWN ON THE "PLAT OF SKAGIT BEACH NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE S 0-04 E ALONG THE EAST LINE OF SAID SECTION 24, 1248.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 88-45-40 W ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 24 AS SHOWN ON THE "PLAT OF SKAGIT BEACH NO. 1", 2805.33 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID LOT 4 OF SHORT PLAT NUMBER PL00-0408, BEING ALSO A POINT ON THE EAST LINE OF TRACT "A" OF THE "PLAT OF SKAGIT BEACH DIV. NO. 4" AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 45, UNDER AUDITOR'S FILE NUMBER 843908, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TERMINUS OF THIS LINE DESCRIPTION, FROM WHICH POINT THE EASTERLY CORNER COMMON TO LOT 7 AND LOT 8 OF SAID "PLAT OF SKAGIT BEACH DIV. NO. 4" BEARS S 88-45-40 W, 50.05 FEET, MORE OR LESS.

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And the said Grantor, does attest for the Grantee and Grantee's heirs and assigns, that at and until the ensembling of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has a good right to convey the same in the manner and forms above written.

Assessor's Property Tax Parcel/Account Number: 340224-0-001-0009

Dated: May 29, 2024

INDIVIDUAL GRANTOR'S ACKNOWLEDGEMENT

Catherine L. Jensen, Grantor: Catherine L. Jensen

STATE OF WASHINGTON

COUNTY OF Snohomish

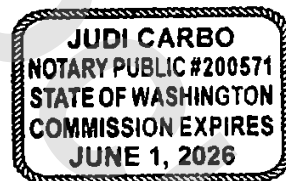
I certify that I know or have satisfactory evidence that Catherine L. Jensen, is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 29 day of May, 2024

Judi Carbo

Notary Public in and for the State of Washington

My commission expires: June 1, 2026



Quitclaim Deed

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Assessor's Property Tax Parcel/Account Number: 340224-0-001-0009

Dated: May 29, 2024

INDIVIDUAL GRANTOR'S ACKNOWLEDGEMENT

Michael L. Jensen, Grantor:

Michael L Jensen

STATE OF WASHINGTON

COUNTY OF Skegit

I certify that I know or have satisfactory evidence that Michael L Jensen, is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 29 day of May, 2024Judi Carbo

Notary Public in and for the State of Washington

My commission expires: June 1, 2026