

POOR ORIGINAL

202505160081

05/16/2025 03:54 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Levi Long and Brandi Lee Self
7605 South Superior Avenue
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20251506
MAY 16 2025

Amount Paid \$6,405.00
Skagit Co. Treasurer
By *KE* Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23283-TB

THE GRANTOR(S) **Larry R. Jensen, an unmarried person, 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 **Levi Long, an unmarried person, and Brandi Lee Self, an unmarried woman**

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

The South 1/2 of the following described tract: Lots 11, 12, 13 and the West 10 feet of Lot 14, Block 9, PLAT OF GRASSMERE, as per plat thereof recorded in Volume 3, page 67, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated legal description: Property 1:
Ptn. Lots 11-14, Block 9, PLAT OF GRASSMERE

This 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 "A" attached hereto

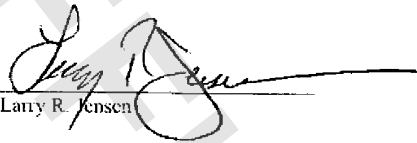
Tax Parcel Number(s): P135354/4065-009-014-0105

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23283-TB

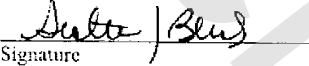
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Dated: 5-15-2025


Larry R. Jensen

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 15th day of May, 2025, by Larry R. Jensen.


Signature

Notary
Title

My commission expires: 05/10/27

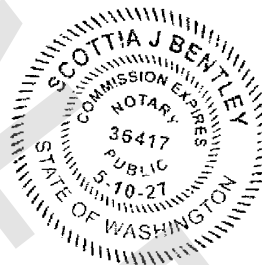


EXHIBIT A

25-23283-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
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 Grassmere recorded May 6, 1908 as Auditor's File No. Vol 3 of Plats, Page 67.
10. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on January 29, 2021 under Auditor's File No. 202101290148.

Said instrument is a re-recording of instrument recorded under Auditor's File No 202012070143

End of Exhibit A

Statutory Warranty Deed
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