

202511140084

11/14/2025 03:14 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Michael Jensen and Kylie Jensen
3410 W 7th Place
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253735

Nov 14 2025

Amount Paid \$12588.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059269

Chicago Title
620059269

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lizanne Carlos Hentges and Jacob Bryan Hentges, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Michael Jensen and Kylie Jensen, a married couple

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

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

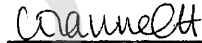
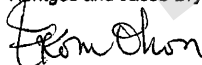
Abbreviated Legal: (Required if full legal not inserted above.)

PTN LT. 3, AND ALL OF LTS 4 AND 5, BLK 912, "NORTHERN PACIFIC ADDITION TO
ANACORTES" AKA LT. D, SURVEY REC NO. 9001250004

Tax Parcel Number(s): P58597 / 3809-912-005-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 11-12-2025Lizanne Carlos HentgesJacob Bryan HentgesState of NevadaCounty of ClarkThis record was acknowledged before me on November 12th, 2025 by Lizanne Carlos Hentges and Jacob Bryan Hentges.

(Signature of notary public)

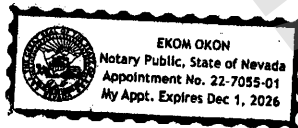
Notary Public in and for the State of NevadaMy appointment expires: 12-01-2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58597 / 3809-912-005-0008

THE WEST 13 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5, BLOCK 912, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(ALSO KNOWN AS LOT D OF THAT SURVEY RECORDED JANUARY 25, 1990, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9001250004).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Northern Pacific Addition to Anacortes:

Recording No: 1046

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9001250004

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 14, 2005

Recording No.: 200509140112

Matters shown: Fence line

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Anacortes.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 10/04/25
between Michael Jensen Kylie Jensen ("Buyer")
Buyer Buyer
and Lizanne C Hentges Jacob B Hentges ("Seller")
Seller Seller
concerning 3410 W 7th Pl Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisic
Michael Jensen 10/04/25
Buyer Date
Authentisic
Kylie Jensen 10/04/25
Buyer Date

Authentisic
Lizanne C Hentges 09/20/2025
Seller Date
Authentisic
Jacob B Hentges 09/19/2025
Seller Date