

When recorded return to:

Scott Wagner
1141 W Axton Rd
Ferndale, WA 98248

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263220

Sep 30 2026

Amount Paid \$1605.00
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

Chicago Title
620063532

Escrow No.: 620063532

STATUTORY WARRANTY DEED

THE GRANTOR(S) John H. Jensen and Linda H. Jensen, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Scott Wagner, an unmarried person

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

THE SOUTH 1/2 OF LOT 33, AND ALL OF LOT 34, "SKAGIT STEELHEAD TRACTS", AS PER
PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 10. RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P69541 / 4012-000-034-0008, P69539 / 4012-000-033-0009,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

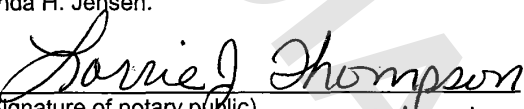
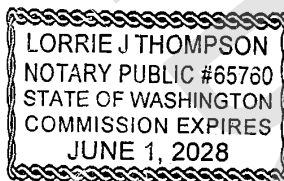
Dated: 9/25/2026
John H. Jensen
Linda H. JensenState of WashingtonCounty of SKagitThis record was acknowledged before me on 9-25-2026 by John H. Jensen and Linda H. Jensen.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
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 Skagit Steelhead Tracts:

Recording No: 599653

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: water well use and maintenance agreement and water pipeline
Recording Date: June 3, 1982
Recording No.: 8206030011
Affects: as described in said instrument

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. City, county or local improvement district assessments, if any.