



200806160164  
Skagit County Auditor

6/16/2008 Page 1 of 5 11:37AM

WHEN RECORDED RETURN TO  
VICTORIA L. SANDERS  
HENRY LEROY SANDERS  
319 8TH AVENUE  
KIRKLAND, WASHINGTON 98033

CHICAGO TITLE CO.

1445658



CHICAGO TITLE INSURANCE COMPANY

1261197

STATUTORY WARRANTY DEED

THE GRANTOR(S)

MARK D. OLSON, A MARRIED MAN, AS HIS SEPARATE ESTATE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

VICTORIA L. SANDERS AND HENRY LEROY SANDERS, WIFE AND HUSBAND

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART  
HEREOF AS IF FULLY INCORPORATED HEREIN.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A  
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

1953  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 16 2008

\$10,435.80

SKAGIT COUNTY  
D. McLean

LOTS 26-27, BLOCK 6, LAKE CAVANAUGH SUBDIVISION NO. 1.

Tax Account Number(s): 3937-006-026-0009

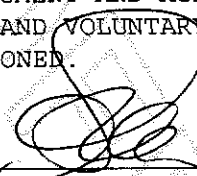
Dated: June 12<sup>th</sup>, 2008

MARK D. OLSON

STATE OF WASHINGTON  
COUNTY OF KING

SS

ON THIS 12 DAY OF June, 2008 BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY  
COMMISSIONED AND SWORN, PERSONALLY APPEARED MARK D. OLSON KNOWN TO ME  
TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS  
FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN  
MENTIONED.

  
NOTARY SIGNATURE

PRINTED NAME: Marlena Parker

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Rede 4-23-08

MY COMMISSION EXPIRES ON 4-29-09

**MARLENA PARKER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
APRIL 29, 2009**

NOTARY/RDA/092100



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EXHIBIT A

Escrow No.: 1261197

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

Lot 26 and Lot 27, Block 6, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County, Washington;

EXCEPT that portion of Lot 27, described as follows:

Beginning at a point on the Easterly line of said Lot 27 which bears South 13°22'29" West 153.70 feet from the Northeasterly corner of said Lot 27;  
Thence South 29°32'50" West 161.05 feet to the Southerly line of said Lot 27;

Thence on the South line of Lot 27, South 59°18'30" West to the Southeast corner of Lot 27 and said line there terminating.

Situated in Skagit County, Washington

EXLEGALE/RDA/0899



200806100104

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EXHIBIT B

Escrow No.: 1261197

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: March 30, 1937  
 Auditor's No(s): 288266, records of Skagit County, Washington  
 In favor of: State Division of Forestry  
 For: Construct and maintain a road for forest protection purposes  
 Affects: Location undeterminable
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 17, 1938  
 Auditor's No(s): 306699, records of Skagit County, Washington  
 In favor of: State Division of Forestry  
 For: Construct and maintain a road for forest protection purposes  
 Affects: Location undeterminable
3. Covenants, Conditions and Restrictions contained in said plat as follows:
  - A. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood.
  - B. No lots shall be used for commercial business or manufacturing purposes.
  - C. No building shall be constructed closer than 10 feet to any lot boundary.
4. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
5. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
6. Any question of location, boundary or area related to Lake Cavanaugh, including, but not limited to, any past or future changes in it.
7. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Lake Cavanaugh, if navigable.
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: February 7, 2007  
 Auditor's No(s): 200612070067, records of Skagit County, Washington  
 In favor of: Lots 28 and 29  
 For: Ingress and egress  
 Affects: A 15 foot strip across a portion of Lot 27
9. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;  
 Recorded: February 7, 2006  
 Auditor's No(s): 200612070067, records of Skagit County, Washington  
 Executed By: Ralph Olson, as executor for the Estate of Bernice Carol Olson  
 As Follows: The herein described property will be combined or aggregated with contiguous property owned by the grantee. This boundary line adjustment is not for the purpose of creating an additional building lot.
10. Agreement, including the terms and conditions thereof, entered into;  
 By: Mark D. Olson  
 And Between: Skagit County  
 Recorded: October 23, 2007  
 Auditor's No. 200710230092, records of Skagit County, Washington  
 Providing: Operation-Maintenance and Monitoring Requirement for proprietary onsite sewage systems
13. Annual maintenance fee for Septic System as disclosed by Auditor's File No. 200710230092, records of Skagit County, Washington.
16. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Plat Lot of Record Certification;  
 Recorded: December 12, 2007  
 Auditor's No(s): 200712170115, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s);  
 Recorded: October 26, 2006  
 Auditor's File No(s): 200610260141, records of Skagit County, Washington



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EXHIBIT B

Escrow No.: 1261197

17. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: June 4, 2008  
Auditor's No(s): 200806040079, records of Skagit County, Washington  
In favor of: Mark D. Olson  
For: Utilities and septic service  
Affects: Said premises

EXHIBIT/RDA/0999



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