

When recorded return to:
Michael W Olsen
11787 Bayview-Edison Road
Mount Vernon, WA 98273



Skagit County Auditor \$75.00
7/10/2017 Page 1 of 3 4:02PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030243

CHICAGO TITLE 620030243

STATUTORY WARRANTY DEED

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20173137
JUL 10 2017

Amount Paid \$10,863.00
Skagit Co. Treasurer
Deputy

THE GRANTOR(S) Christopher J. Stamey and Alyssa A. Stamey, Husband and Wife **By H B**
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael W Olsen, an unmarried person

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

Parcel "A":

Lot 1, Short Plat No. 93-033, approved August 20, 1993, recorded August 20, 1993 in Book 10 of Short Plats, Pages 223 and 224, under Auditor's File No. 9308200096; and being a portion of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East, Willamette Meridian,

EXCEPT from said Lot 1, that portion described as follows:

Beginning at the Northeast corner of said Lot 1, Skagit County Short Plat No. 93-033; thence North 89° 34' 25" West 267.52 feet along the North line of said Lot 1, Skagit County Short Plat No. 93-033 to the Northwest corner thereof; thence South 0° 25' 35" West 75.75 feet along the West line of said Lot 1, Skagit County Short Plat No. 93-033, to the Northeast corner of that certain boundary line adjustment tract described in Quit Claim Deed to Carmen D. Johnson, recorded under Skagit County Auditor's File No. 9309140036; thence South 89° 34' 25" East 267.53 feet to the East line of said Lot 1, Skagit County Short Plat No. 93-033; thence North 0° 24' 54" East 75.75 feet along said East line to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "B":

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Northeast corner of that certain tract described in Statutory Warranty Deed to Dennis and Donna Thomason, husband and wife, recorded under Skagit County Auditor's File No. 8309280047 (also being the Northwest corner of Lot 1, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, Pages 223 and 224, records of Skagit County, Washington); thence South 0° 25' 35" West 75.75 feet along the East line of said Thomason tract to the true point of beginning; thence continue South 0° 25' 35" West 14.25 feet to the Southeast corner of said Thomason Tract (also being an angle point for said Lot 1, Skagit County Short Plat No. 93-033); thence North 89° 34' 25" West 154.07 feet along the South line of said Thomason tract (also being the North line of said Lot 1, Skagit County Short Plat No. 93-033) to the Easterly right-of-way margin of Bayview-Edison Road; thence North 15° 11' 32" West 13.00 feet parallel with and 20.00 feet Easterly (as measured perpendicular) of the as-built centerline of said Bayview-Edison Road to a point bearing South 89° 47' 55" West from the true point of beginning; thence North 89° 47' 55" East 157.58 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

STATUTORY WARRANTY DEED
(continued)

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

Tax Parcel Number(s): P35212 / 350332-0-036-0006,

Subject to:

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

Dated: June 29, 2017

Christopher J. Stamey
Christopher J. Stamey

Alyssa A. Stamey
Alyssa A. Stamey

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Christopher J. Stamey & Alyssa A. Stamey is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 10th 2017

[Signature]
Name: Nikki Lee Enters
Notary Public in and for the State of WA
Residing at: [Signature]
My appointment expires: 9/9/2018

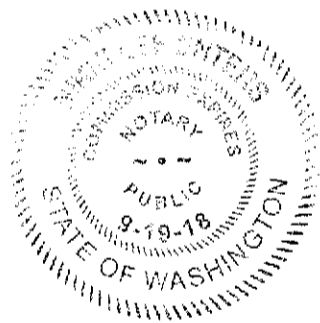


EXHIBIT "A"
Exceptions

1. Conditional Agreement Sand Filter Sewage System Installation including the terms, covenants and provisions thereof

Recording Date: June 10, 1986
Recording No.: 8606100018

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SHORT PLAT NO. 93-033:

Recording No: 9308200096

3. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: July 30, 2002
Recording No.: 200207300080

4. City, county or local improvement district assessments, if any.