

When recorded return to:  
Leigh Olson and Rhonda Olson  
35837 Fox Creek Ln  
Sedro Woolley, WA 98284

**201902190119**  
02/19/2019 01:39 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4717 South 19th Street, Suite 101  
Tacoma, WA 98405

Escrow No.: 0142553-OC

**CHICAGO TITLE**

020037272

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald J Smith and Shayne K Smith, 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 Leigh Olson and Rhonda Olson, a married couple

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

Tract 4 of Survey recorded May 7, 1990, in Volume 9 of Surveys, pages 184 and 185, under Auditor's File No. 9005070053, records of Skagit County, Washington; being a portion of Government Lot 7, Section 24, Township 35 North, Range 6 East of the Willamette Meridian, a portion of Government Lot 5 of Section 13, Township 35 North, Range 6 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100077/350624-1-001-0103, P100087/350613-4-007-0100,


Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019529  
FEB 19 2019  
Amount Paid \$ 1464.80  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 5, 2019

  
\_\_\_\_\_

Ronald J Smith

  
\_\_\_\_\_

Shayne K Smith

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Ronald J Smith and Shayne K Smith are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

See attached.  
\_\_\_\_\_

Name: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

Residing at: \_\_\_\_\_

My appointment expires: \_\_\_\_\_

**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of Colorado }  
 County of Arapahoe } ss.

On this the 06 day of February, 2019, before me,  
Day Month Year

Sheri Ovitt, Notary Public, the undersigned Notary Public,  
Name of Notary Public

personally appeared Ronald J. Smith and Shayne K. Smith,  
Name(s) of Signer(s)

☐ personally known to me – OR –

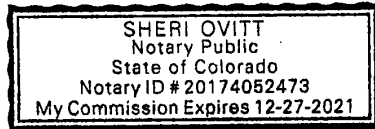
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument, and acknowledged to me that ~~he/she~~ they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Sheri Ovitt

Signature of Notary Public



Place Notary Seal/Stamp Above

SHERI OVITT, NOTARY PUBLIC

My commission expires 12-27-2021

Any Other Required Information

(Printed Name of Notary, Expiration Date, etc.)

**OPTIONAL**

*This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed

Document Date: February 5, 2019 Number of Pages: 03

Signer(s) Other Than Named Above: None

**EXHIBIT "A"**

## Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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: 9005070053

2. 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.
3. Easement, including the terms and conditions thereof, granted by instrument;
 

Recorded: July 29, 1993  
 Auditor's No.: 9307290106, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric system, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument(s);
 

Recorded: October 2, 1956  
 Auditor's No(s): 542299, records of Skagit County, Washington  
 In favor of: The State of Washington Department of Game  
 For: The purpose of fisheries management, a rearing pond complete with an outlet control structure to regulate the water level and the movement of fish therefrom
5. Findings of Fact Recommendations No. OST 92 006 and the terms and conditions thereof
 

Recording Date: June 14, 1993  
 Recording No.: 9306140065
6. Lot of Record Certification and the terms and conditions thereof
 

Recording Date: July 31, 2006  
 Recording No.: 200607310200
7. Skagit County Planning and Development Services Findings of Fact and the terms and conditions thereof
 

Recording Date: June 30, 2008  
 Recording No.: 200806300202
8. The Land has been classified as Timberland and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
 

Recording Date: March 21, 2003  
 Recording No.: 200303210277
9. City, county or local improvement district assessments, if any.