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08/12/2022 01:19 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 3330
AUG 12 2022

Amount Paid \$ 4005-
Skagit Co. Treasurer
By *LT* Deputy

When recorded return to:

Robert Clayton Olarey, III
22396 Summerleaf Lane
Sedro-Woolley, WA 98284

GNW 22-16229

STATUTORY WARRANTY DEED

THE GRANTOR(S) Glen R. Smith, as his separate estate, 13471 Josh Wilson Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Robert Clayton Olarey, III, an unmarried man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 33, Township 36 North, Range 4 East - NW SE & NE SE

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P50650 and P118789

Dated: 8-11-22

Glen R Smith
Glen R. Smith

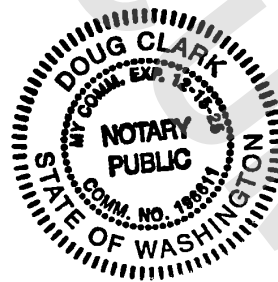
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 11th day of August, 2022 by Glen R. Smith.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 20574 Prairie Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P50650 and P118789

Property Description:

That portion of the north 10 rods (165 feet) of the Northwest quarter of the Southeast quarter of Section 33, Township 36 North, Range 4 East, W.M., lying east of the County road;

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated September 9, 1923 and recorded October 20, 1953, under auditor's file No, 494141,

ALSO EXCEPT that portion of the north 165 feet (10 rods) of the Northwest quarter of the Southeast quarter of Section 33, Township 36 North, Range 4 East, W.M. described as follows:

Commencing at the northeast corner of said subdivision; thence S 00°10'20" W along the east line thereof, a distance of 117.02 feet to the point of beginning of this description; thence S 69°30'50" W, a distance of 133.64 feet to a point on the south line of said north 165 feet that lies N 89°26'47" W, a distance of 125.00 feet from the Southeast corner of said North 165 feet; thence S 89°26'47" E along said south line a distance of 125.00 feet to said southeast corner; thence N 00°10'20" E along the east line of said north 165 feet, a distance of 47.98 feet to the point of beginning of this description.

TOGETHER WITH That portion of Lot A, Short Plat Number 65-74, filed in Volume 1 of Short Plats at page 10, and recorded on December 13, 1974 as Auditor's File No. 811166, records of Skagit County, Washington; being a portion of the Northeast quarter of the Southeast quarter of Section 33, Township 36 North, Range 4 East, W.M. described as follows:

Beginning at the Northwest corner of said Lot A; thence S 27°27'32" E, a distance of 110.28 feet; thence S 69°30'50" W, a distance of 54.78 feet to a point on the West line of said Lot A that lies S 00°10'20" W, a distance of 117.02 feet from the point of beginning; thence N 00°10'20" E along said West line, a distance of 117.02 feet to the point of beginning of this description.

Situate in Skagit County, Washington.

EXHIBIT B

22-16229-KH

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 65-74 recorded December 13, 1974 as Auditor's File No. 811166.

11. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded September 10, 2004 under Auditor's File No. 200409100091.