



202212160171

12/16/2022 03:43 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

When Recorded Please Return To:  
LAWRENCE A. PIRKLE  
P.O. Box 1788  
Mount Vernon, WA 98273  
(360) 336-6587

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2022-4438  
DEC 16 2022

Amount Paid \$       
Skagit Co. Treasurer  
By JLB Deputy

**QUIT CLAIM DEED**

**THE GRANTOR**, MICHAEL OLSEN and SHELLY OLSEN, husband and wife, for and in consideration of gift to son/stepson (WAC 458-61A-201(1)), conveys and quit claims to **GRANTEE**, STEPHEN T. OLSEN, a married person as his separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

**Assessor's Parcel Number:** P53179 (3730-002-019-0006)

Lot 19, Block 2, "HILLCREST PARK ADDITION TO MOUNT VERNON," as per plat recorded in Volume 6 of Plats, page 8, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**TOGETHER WITH AND SUBJECT TO:** All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

**SUBJECT TO:** The First Right of Refusal set forth on Exhibit A attached hereto and incorporated herein by this reference.

Dated the 14<sup>th</sup> day of DECEMBER, 2022.

\_\_\_\_\_  
MICHAEL OLSEN

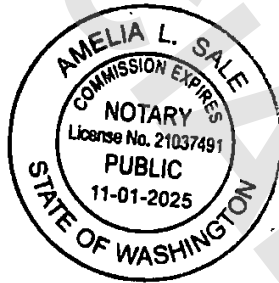
Shelly Olsen  
\_\_\_\_\_  
SHELLY OLSEN

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that MICHAEL OLSEN and SHELLY OLSEN are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged that they signed the same as their free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 14<sup>th</sup> day of December, 2022.

AMELIA L. SALE \_\_\_\_\_



*Amelia L. Sale*

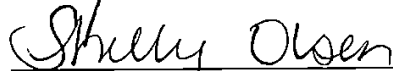
\_\_\_\_\_  
NOTARY PUBLIC in and for the  
State of Washington  
Residing at: Mount Vernon  
My Commission Expires: 11/1/2025

**EXHIBIT A****First Right of Refusal**

Grantor hereby reserves/retains a first right to purchase the property from Grantee upon the lower of (i) same terms as those of a third-party offer, or (ii) the tax assessed value for the year the Grantor is presented with the first right of refusal. Grantor shall exercise this right in writing within ten (10) days of receiving written notice from Grantee that Grantee is accepting an offer from a third party. Grantee shall provide Grantor with a copy of the offer to be accepted with the written notice. The parties agree that a "sale" shall include but not be limited to a sale, a sale under a mortgage foreclosure, tax foreclosure, lien foreclosure or any transfer (including but not limited to gifts or exchange) will trigger Grantor's first right of refusal. In addition, if an exchange of property is proposed by a third-party offer, then the property being exchanged shall be valued and the Grantor shall have the right to purchase the property for this price or the current tax assessed value for the year the property is being value, if lower, on all cash at closing terms. The term of this first right of refusal shall be for as long as either Grantor is alive. If the Grantor chooses to exercise this first right of refusal, the Grantee agrees to convey the above described real property free and clear of all taxes, assessments, liens, encumbrances and charges to the date of closing of the sale of the property, except that it is agreed that all taxes and special assessments accruing for the calendar year in which the date of closing of the purchase under this first right of refusal shall fall, the Grantor shall be liable for such taxes and all subsequent taxes. Grantee shall give marketable title to the real property and to convey the same by a Statutory Warranty Deed.

APPROVED AND ACKNOWLEDGED:

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<sup>2</sup>  
MICHAEL OLSEN

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SHELLY OLSEN  

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STEPHEN T. OLSEN