

**When recorded return to:**

Michael Lenarz  
Living Breath LLC, a Washington Limited Liability  
Company  
700 Murdock Street B  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242906

Nov 13 2024

Amount Paid \$49400.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245466543

Chicago Title  
620057395

**BARGAIN AND SALE DEED**

**THE GRANTOR(S)**

Rhonda Olson and Leigh Olson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration in hand paid, bargains, sells, and conveys to

Living Breath LLC, a Washington Limited Liability Company

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

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

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

Lots 4, 5, 6 and 8, Survey Recording No. 9705070053 in Ptn. G.L. 5, 13-35-6E, W.M., NE, G.L. 1,  
24-35-6E, W.M. and G.L. 1, 19-35-7E, W.M.

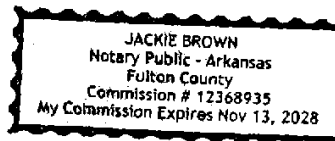
Tax Parcel Number(s): P100087 / 350613-4-007-0100,, P100084 / 350613-4-007-0200, P100083  
/ 350613-4-007-0300, P100077 / 350624-1-001-0103, P41889 /  
350624-0-005-0000, P102464 / 350624-0-005-0200, P100079 /  
350624-0-005-0100, P100081 / 350719-0-001-0100

Subject to:

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

**BARGAIN AND SALE DEED**  
(continued)

Dated: November 5, 2024

Rhonda Olson  
Rhonda OlsonLeigh Olson  
Leigh OlsonState of Arkansas  
County of Fulton  
This record was acknowledged before me on 11/5/2024 by Rhonda Olsen and Leigh Olsen.Jackie Brown  
(Signature of notary public)  
Notary Public in and for the State of AR.  
My commission expires: 11-13-2028

**EXHIBIT "A"**  
Legal Description

See Exhibit "A"

**EXHIBIT "A"****Legal Description**

For APN/Parcel ID(s): P100087 / 350613-4-007-0100, P100084 /  
350613-4-007-0200, P100083 /

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350613-4-007-0300, P100077 / 350624-1-001-0103, P41889 / 350624-0-005-0000,  
P102464 / 350624-0-005-0200, P100079 / 350624-0-005-0100 and P100081 /  
350719-0-001-0100 Parcel A:

Tracts 5 and 6 of that certain Survey recorded May 7, 1990 in Volume 9 of Surveys,  
page 185, under Auditor's File No. 9005070053, being a portion of Government Lot  
7, Section 24, Township 35 North, Range 6 East, W.M., records of Skagit County,  
Washington and a Portion of Government Lot 5, Section 13, of said Township and  
Range

Situated in Skagit County, Washington.

**Parcel A1:**

A non-exclusive easement for ingress, egress and utilities over, under and across that  
certain 60 foot wide easement for said premises as delineated on the face of said  
survey. EXCEPT that portion lying within the main tract described above.

Situated in Skagit County, Washington.

**Parcel B:**

Tract 8 of that certain Survey recorded May 7, 1990 in Volume 9 of Surveys, page  
185, under Auditor's File No. 9005070053, being a portion of Government Lot 11,  
Section 19, Township 35 North, Range 7 East, W.M., records of Skagit County,  
Washington

Situated in Skagit County, Washington.

**Parcel B1:**

A non-exclusive easement for ingress, egress and utilities over, under and across that  
certain 60 foot wide easement for said premises as delineated on the face of said  
survey. EXCEPT that portion lying within the main tract described above.

ALSO a non-exclusive easement for ingress and egress, over and across an existing  
access road located within the Southerly 400 feet of Tract 7 of said above referred to  
survey said easement to be limited to 40 feet in width and being a clarification of that  
certain reservation of easement reserved in document recorded under Auditor's File  
No. 9304120086, records of Skagit County, Washington. Said easement is to be  
appurtenant to Tract 8 of said survey and run with the land.

Situated in Skagit County, Washington.

Parcel C:

Tract 4 of that certain Survey recorded May 7, 1990 in Volume 9 of Surveys, page 185, under

Auditor's File No. 9005070053, being a portion of Government Lot 7, Section 24, Township 35 North, Range 6 East, W.M., records of Skagit County, Washington and a Portion of Government Lot 5, Section 13, of said Township and Range

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Subject to Exhibit "B" attached hereto and by this reference made a part hereof.

## Exhibit "B"

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	State of Washington, Department of Game
Purpose:	Fisheries Management, a rearing pond complete with and outlet control structure to regulate the water level and the movement of fish therefrom.
Recording Date:	October 2, 1956
Recording No.:	542299
Affects:	Parcel A
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  

Recording Date:	May 7, 1990
Recording No.:	9005070053
Matters shown:	60 foot Easement for access and utilities
Affects:	Parcel A, B and C
3. 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.
4. Conditional Agreement Alternative Sewage System Installations including the terms, covenants and provisions thereof  

Recording Date:	November 15, 1993
Recording No.:	9301150003
Affects:	Parcel A
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power & Light Company
Purpose:	Underground electric transmission and/or distribution system
Recording Date:	April 28, 1996
Recording No.:	9304280084
Affects:	Parcel A
6. Reservations and/or Exceptions contained in Instrument, including the terms, covenants and provisions thereof  

Recording Date:	October 5, 1926
Recording No.:	197671
Affects:	Parcel B
7. Agreement regarding Log Hauling Easement, including the terms, covenants and provisions thereof  

Recording Date:	October 13, 1959
Recording No.:	586483
Affects:	Parcel B
8. Agreement regarding log haul Easement, including the terms, covenants and provisions thereof  

Recording Date:	April 4, 1960
Recording No.:	592784
Affects:	Parcel B

9. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
- Recording Date: March 3, 1993  
Recording No.: 9303030004  
Affects: Parcel B
10. Quit Claim Deed for Easement, including the terms, covenants and provisions thereof
- Recording Date: August 16, 1994  
Recording No.: 9408160055  
Affects: Parcel B
11. 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  
Affects: Parcel C
12. 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  
Affects: Parcel C
13. Findings of Fact Recommendations No. OST 92 006 and the terms and conditions thereof
- Recording Date: June 14, 1993  
Recording No.: 9306140065  
Affects: Parcel C
14. Lot of Record Certification and the terms and conditions thereof
- Recording Date: July 31, 2006  
Recording No.: 200607310200  
Affects: Parcel C
15. Skagit County Planning and Development Services Findings of Fact and the terms and conditions thereof
- Recording Date: June 30, 2008  
Recording No.: 200806300202  
Affects: Parcel C



16. 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 No.: 200303210277

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Affects Parcel A

17. The lands herein described may be classed as "Reforestation Land" or "Timber and Forest Land" and may become subject to the lien of a yield tax in the event that any timber is cut or in the event that the lands are removed from such classification.

Affects Parcel B

18. The Land has been classified as Forest Lands 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 No.: 200308210044

Recording No.: 200407160137

Recording No.: 200409210106

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Affects Parcel C

19. 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 No.: 200401290017

Recording No.: 200407160137

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Affects Parcel C