

AFTER RECORDING MAIL TO:  
Skagit County Dike District No. 3  
P.O. Box 701  
Conway, WA 98238



200205160168  
Skagit County Auditor

5/16/2002 Page 1 of 4 3:38PM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-99988-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): John Olson  
Grantee(s): Skagit County Dike District No. 3  
Abbreviated Legal: ptn Gov. Lot 1, 13-33-3 E W.M.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 330313-0-001-0002/P15788 & 330313-0-001-0100/P118832

THE GRANTOR John Olson, an unmarried man on December 22, 2002 and at all times since  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to SKAGIT COUNTY DIKE DISTRICT #3, a municipal corporation  
the following described real estate, situated in the County of Skagit, State of Washington:  
See Attached Exhibit A

2120  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAY 16 2002

See Attached Exhibit B and Exhibit C  
Dated this 16th day of May, 2002

Amount Paid \$ 0  
Skagit County Treasurer  
By: Deputy

By John Olson

By \_\_\_\_\_

By \_\_\_\_\_

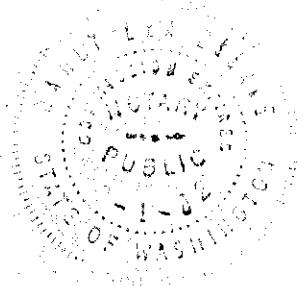
By \_\_\_\_\_

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that John Olson  
\_\_\_\_\_ is the person who appeared before me, and said  
person acknowledged that he signed this instrument and acknowledged it to be he free and  
voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 16, 2002

Nancy Lea Cleave  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 9/01/2002



## Exhibit A

That portion of Government Lot 1, Section 13, Township 33 North, Range 3 East, W.M., lying North of a line extended West to the Skagit River from the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 33 North, Range 4 East, W.M., EXCEPT the following described tracts:

Beginning at a point 148.5 feet West and 18 feet South of the Northeast corner of Lot 1;  
thence South 30 feet;  
thence East 50 feet;  
thence North 30 feet;  
thence West 50 feet to the point of beginning,

ALSO EXCEPT road right of way 16.5 feet wide along the North line of Lot 1 to said excepted tract from the Northeast corner of Lot 1, AND EXCEPT dike right of way, AND EXCEPT dike road.

ALSO EXCEPT that portion conveyed to Dike District No. 3 by instrument dated July 9, 1963, recorded August 16, 1963, under Auditor's File No. 639687.

ALSO EXCEPT the North 240 feet of said Lot 1.

Situate in the County of Skagit, State of Washington.



200205160168

Skagit County Auditor

## Exhibit B

SUBJECT TO Easement recorded September 30, 1955 under Auditor's No. 525073; Easement recorded January 3, 1962 under Auditor's No. 615263; Easement recorded under Auditor's No. 9501120044; Any change in boundary or legal description that may arise due to shifting and changing in the course of the Skagit River.



200205160168

Skagit County Auditor

EXHIBIT C

SUBJECT TO Grantee's permission allowing Grantor to remain in possession of the residence, land and improvements above described until December 31, 2002, without payment of rent. Grantor's possession after the date of this Deed shall be conditioned upon the Sellers orderly removal of all personal property, and Grantor's maintenance of the status quo, including homeowners insurance coverage on the improvements in Grantor's temporary possession. Grantor shall make no changes in the premises adverse to Grantee's interest, and shall acknowledge the right of the Grantee to do surveys, soils investigation, and planning for dike improvements, environmental assessment, and other work of an investigatory nature. Grantor may at any time or before December 31, 2002, remove a one-room 10-foot by 16-foot guest cabin from its cinder block foundation west of the main house on the premises. Seller shall clean up the guest cabin site and terminate all utility services in a safe and workmanlike manner. If the house on the subject premises is scheduled for demolition or destruction after closing, the Grantor shall have the right to come upon the property to remove such banisters, doors, hardware and light fixtures as he wishes to remove for salvage, within fourteen (14) days after notice in person or by letter postage prepaid to the Grantor at his last known address.



200205160168

Skagit County Auditor