

AFTER RECORDING MAIL TO:
Mr. Bryan R. Olson
715 E. College Way
Mount Vernon, WA 98273



200304220011
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106344-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Bargain and Sale Deed

Grantor(s): Skagit State Bank
Grantee(s): Bryan R. Olson
Abbreviated Legal: a ptn of NE ¼ of NE ¼, 24-34-3 E W.M.

THE GRANTOR(S) SKAGIT STATE BANK, a Washington Corporation

for and in consideration of **ONE HUNDRED THOUSAND AND NO/100 Dollars \$ 100,000.00**,
in hand paid, bargains, sells, and conveys to **BRYAN R. OLSON, a single man**
the following described estate, situated in the County of Skagit, state of Washington:

DESCRIPTION:

PARCEL "R":

That portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 34 North, Range 3 East, W.M., lying Southerly of the State Highway commonly known as Memorial Highway, and lying Easterly of that certain tract of land conveyed to Frank Bernik and Evelyn Bernik, husband and wife, by Deed recorded May 9, 1939, under Auditor's File No. 312883, in Volume 177 of Deeds, page 120, and lying Westerly of the following described line:

Beginning at the Southwest corner of that certain tract of land conveyed to Smiley's Inc., a Washington Corporation, by Deed recorded March 30, 1976, under Auditor's File No. 832505; thence North along the West line of said Smiley Tract to the Northwest corner thereof, which point is also the Southwest corner of Parcel "B" of those two tracts labelled Parcels "A" and "B" conveyed to Willard Hammer and Bernice Evelyn Hammer, husband and wife, by Deed recorded April 22, 1975, under Auditor's File No. 816409; thence North along the West lines of said Hammer Parcels "B" and "A" to the most Westerly corner of said Parcel "A"; thence Northeasterly along the Northwesterly line of said Parcel "A" to the Southwesterly line of Memorial Highway, which is the terminal point of this line.

EXCEPT the following described Parcel "S":

Situate in the County of Skagit, State of Washington.

PARCEL "S":

Beginning at the Northeast corner of Tract 3, of Short Plat No. 68-79, approved August 9, 1979, and recorded August 17, 1979, in Volume 3 of Short Plats, page 166, under Auditor's File No. 7908170009; thence along the Southwesterly right-of-way line of the Memorial Highway, South 52°03'10" East, a distance of 184.76 feet; thence South 35°10'46" West, a distance of 256.74 feet to the Easterly line of said Short Plat; thence along the Easterly line thereof, North 00°23'36" East, a distance of 323.48 feet to the point of beginning.

ALSO EXCEPT the following described Parcel "T":

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1891

APR 22 2003

Amount Paid \$ 1530⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

PARCEL "T":

That portion of Parcel "R", lying Southeasterly of the line drawn between Points "A" and "B" below, and Easterly of the line drawn between Points "B" and "C" below, and Northeasterly of the line drawn between Points "C" and "D" below:

Beginning at the Northeast corner of Tract 3, of Short Plat No. 68-79, approved August 9, 1979, and recorded August 17, 1979, in Volume 3 of Short Plats, page 166, under Auditor's File No. 7908170009;

thence along the Southwesterly right-of-way line of the Memorial Highway, South 52°03'10" East, a distance of 230.01 feet to Point "A";

thence South 35°10'46" West to a point on a line running parallel with and 60 feet East of the East line of the hereinabove mentioned Bernik property, said point hereinafter labelled Point "B";
thence South on said parallel line to a point on a line parallel with and 275 feet Southwesterly of the Southwesterly line of Memorial Highway, said point hereinafter known as Point "C";
thence Southeasterly along said parallel line to the East line of Parcel R", said point hereinafter known as Point "D".

Situate in the County of Skagit, State of Washington.

PARCEL "U":

Begin at the Southeast corner of Tract 3, of Skagit County Short Plat No. 68-79, approved August 9, 1979, and recorded August 17, 1979, in Volume 3 of Short Plats, page 166, under Auditor's File No. 7908170009, being a portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 34 North, Range 3 East, W.M.;

thence South 00°23'26" West along the Southerly extension of the East line of said Tract 3, a distance of 88.48 feet ;

thence North 35°10'46" East to a point on the Southeasterly extension of the Southerly line of said Tract 3;

thence North 74°57'09" West along said Southeasterly extension to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under a 15 foot wide strip of land lying parallel with and Northwesterly of the following described line:

Beginning at the Northeast corner of Tract 3, of Skagit County Short Plat No. 68-79, approved August 9, 1979, in Volume 3 of Short Plats, page 166, Auditor's File No. 7908170009;

thence along the Southwesterly right-of-way line of the Memorial Highway, South 52°03'10" East, a distance of 184.76 feet to the true point of beginning of this line description;

thence South 35°10'46" West to the point of intersection with the Southeasterly extension of the Southerly line of said Tract 3, the terminus of this line description.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Assessor's Property Tax Parcel/Account Number : 340324-1-006-0001/P22571, P22571

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: April 14, 2003

Skagit State Bank

By: Jim E. Bishop, Co-CEO



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Skagit County Auditor

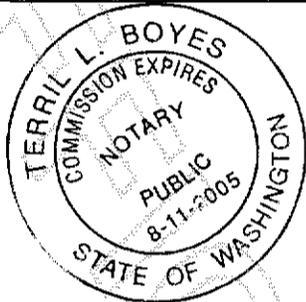
LPB 15

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence _____

J. E. Bishop the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated he was
authorized to execute the instrument and is CO-CEO
of Skagit State Bank
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4/21/03



Terril L. Boyes
~~Terril L. Boyes~~
Notary Public in and for the State of Washington
Residing at Burlington, Monroe
My appointment expires: 12/31/2003 8-11-05

Schedule B-1

106344-PE

EXCEPTIONS:

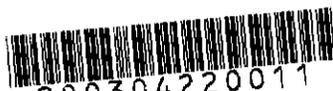
A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line, together with right of ingress and egress
In Favor Of: Puget Sound Power & Light Company
Recorded: September 6, 1938
Auditor's No.: 305474, in Volume 175 of Deeds, page 308
Affects: A strip of land 10 feet in width adjacent to the highway

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: G. Paul Ware and A. Suzanne Ware, husband and wife
Purpose: Ingress, egress, utilities, septic line and drainfield
Area Affected: As described therein
Dated: April 9, 1999
Recorded: April 21, 1999
Auditor's No.: 9904210088

C. The effect, if any, of a Survey of said premises recorded May 26, 1999, under Auditor's File No. 9905260005, records of Skagit County, Washington.



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