

**AFTER RECORDING MAIL TO:**

**Ms. Elizabeth A. Reed  
840 East Gilkey Road  
Burlington, WA 98233**



200306250201

Skagit County Auditor

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**Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 107419-PE**

LAND TITLE COMPANY OF SKAGIT COUNTY

## **Statutory Warranty Deed**

**Grantor(s): Lars R. Olson and Carol D. Olson**

**Grantee(s): Elizabeth A. Reed**

**Abbreviated Legal: a ptn of Lot A of SP 37-73 in Tr. 78, Burl. Acreage**

**Assessor's Tax Parcel Number(s): 3867-000-078-0409, p62810**

**THE GRANTOR LARS R. OLSON and CAROL D. OLSON**, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **ELIZABETH A. REED**, a single woman the following described real estate, situated in the County of **Skagit**, State of Washington.

That portion of the North 224 feet of the West ½ of the West ½ of Tract 78, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Tract 78;  
thence South 89°38' East along the North line of said Tract 78, a distance of 199.57 feet to the true point of beginning;  
thence South 89°38' East for a distance of 114.84 feet;  
thence South 00°29' East, a distance of 224 feet;  
thence North 89°38' West, a distance of 314.77 feet to the West line of said Tract 78;  
thence North 00°24' West along the West line of said Tract 78, a distance of 30 feet;  
thence South 89°38' East, a distance of 199.86 feet;  
thence North 00°29' West, a distance of 194.00 feet to the true point of beginning. (Also known as Lot A of Skagit County Short Plat No. 37-73).

EXCEPT that portion described as follows:

That portion of the North 224 feet of the West ½ of the West ½ of Tract 78, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Tract 78;  
thence South 89°38' East along the North line of said Tract 78, a distance of 314.41 feet;  
thence South 00°29' East, a distance of 194 feet to the true point of beginning;  
thence South 00°29' East, a distance of 30 feet;  
thence North 89°38' West, a distance of 314.77 feet to the West line of said Tract 78;  
thence North 00°24' West along the West line of said Tract 78, a distance of 30 feet;  
thence South 89°38' East, a distance of 314.41 feet, more or less, to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities across the following described parcel:

That portion of the North 224 feet of the West ½ of the West ½ of Tract 78, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Tract 78;  
thence South 89°38' East along the North line of said Tract 78, a distance of 314.41 feet;  
thence South 00°29' East, a distance of 194 feet to the true point of beginning;

thence South 00°29' East, a distance of 30 feet;  
thence North 89°38' West, a distance of 314.77 feet to the West line of said Tract 78;  
thence North 00°24' West along the West line of said Tract 78, a distance of 30 feet;  
thence South 89°38' East, a distance of 314.41 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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

Dated June 17, 2003

Lars R. Olson  
Lars R. Olson

Carol D. Olson  
Carol D. Olson

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Lars R. Olson and Carol D. Olson**  
the person(s) who appeared before me, and said person(s) acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: June 19, 2003



Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003

# 3075  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 25 2003

Amount Paid \$ 2,759.00  
By [Signature] Skagit Co. Treasurer Deputy



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Schedule "B-1"

107419-PE

EXCEPTIONS:

Schedule "B-1"

EXCEPTIONS:

A. Notes contained on the face of Short Plat No. 37-73, as follows:

Zoning - Agricultural;

Water Supply - Private well and P.U.D. #1;

Sewage Disposal - Septic tank;

Ground elevations - Shown on drawing in feet.

Datum: U.S.C. & G.S.

Percolation Tests and Soil Logs - Soil log shown in an excess of 6-feet of fine to medium sand with little silt and no clay.

Percolation test unusually good. Existing septic tank and drain field operating satisfactorily;

Short Plat Number and date of approval shall be included in all deeds and contracts;

All maintenance and construction of private roads are the responsibility of the lot owner;







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