

AFTER RECORDING MAIL TO:

Kim D. Olson
16585 Mountain View Road
Mount Vernon, WA 98274



200407190185
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 81850

FIRST AMERICAN TITLE CO.

81850-E-1

Statutory Warranty Deed

Grantor(s): Gino Cecotti, Lola Cecotti, Geoffrey Greiner and Susan Greiner

Grantee(s): Kim D. Olson

Assessor's Tax Parcel Number(s): 4580-000-006-0000 P100912

THE GRANTOR Gino Cecotti and Lola Cecotti, husband and wife; and Geoffrey Greiner and Susan Greiner, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kim D. Olson, a married man, as his separate estate, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 6, "MARIHUGH PLACE", as per plat recorded in Volume 15 of Plats, pages 27 and 28, records of Skagit County, Washington.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: July 7, 2004.

Gino Cecotti

Geoffrey Greiner

Lola Cecotti

Susan Greiner

3716
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 19 2004

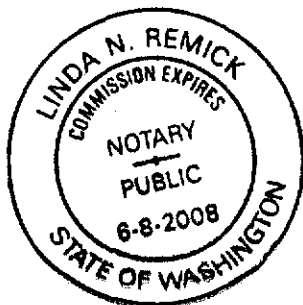
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2842.00
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Gino Cecotti, Lola Cecotti, Geoffrey Greiner and Susan Greiner are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-15-04

Linda N. Remick



Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-8-07

SCHEDULE "B-1"

Exceptions:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Washington corporation
Recorded: September 11, 1979
Auditor's No.: 7909110014
Purpose: Underground electric system
Area Affected: A 10 foot wide portion of the West ½ of the Northeast ¼ of the Northwest ¼ of the Southeast ¼, described as follows:

Beginning at a point on the North line that is approximately 60 feet West of the Northeast corner thereof; thence South along the private road located on said property a distance of approximately 230 feet to its terminus.

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Gino Cecotti
And: Skagit County
Dated: May 16, 1988
Recorded: May 17, 1988
Auditor's No.: 8805170010
Regarding: Mound Fill System Installation

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light co.
Dated: June 28, 1988
Recorded: July 7, 1988
Auditor's No.: 8807070070
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: A portion of the subject property

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Elsie Cecotti
Recorded: June 7, 1988
Auditor's No.: 8806070017
Purpose: Ingress and egress
Area Affected: A 20 foot wide strip across Tract 2 as delineated on Short Plat #43-87



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E. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: July 15, 1991
Recorded: July 23, 1991
Auditor's No: 9107230067
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the Public, this clause shall become null and void.

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: Beginning at a point on the East line of Lot 5 of said property that is 5 feet North of the most Easterly Southeast corner (said point being on the Westerly margin of Marihugh Place); thence South 89 degrees 05'09" West, 187.42 feet; thence South 01 degree 13'55" East 120 feet to its terminus.

F. Terms and provisions of a Wetlands Delineation Report executed by W.D. Pernell and Associates, Inc., The Army Corp. of Engineers, dated March 25, 1991, recorded February 7, 1992, as Auditor's File No. 9202070049.

G. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Marihugh Place
Recorded: March 10, 1992
Auditor's No.: 9203100004
(copy attached)

Said matters include but are not limited to the following:

1. Sewage Disposal -- Individual septic systems.
2. Alternate on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
3. Water -- P.U.D. No. 1



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4. An easement is hereby reserved for and granted to Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., and County of Skagit and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

5. Drainage easement/storm water dispersion area/septic mound site(s)/alternative sewage disposal site(s)

6. Typical building setback lines.

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Recorded: March 10, 1992
Auditor's No: 9203100005
Executed by: Gino Cecotti

Said instrument was modified by instrument recorded March 24, 1998, under Auditor's File No. 9803240036.

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: January 7, 2002
Recorded: February 4, 2002
Auditor's No.: 200202040071
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: The East 20 feet of the North 450 feet



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AFTER RECORDING MAIL TO:

Kim D. Olson
16585 Mountain View Road
Mount Vernon, WA 98274



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Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 81850

FIRST AMERICAN TITLE CO.

81850-E-2

QUIT CLAIM DEED

Grantor(s): Kathleen Marie Olson
Grantee(s): Kim D. Olson

Assessor's Tax Parcel Number(s): 4580-000-006-0000 P100912

THE GRANTOR Kathleen Marie Olson, Wife of Kim D. Olson, for and in consideration of RELEASE OF COMMUNITY PROPERTY INTEREST - WIFE TO HUSBAND (WAC 458-61-340), conveys and quit claims to Kim D. Olson, a married man, as his separate estate, the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the grantor(s) therein:

Lot 6, "MARIHUGH PLACE", as per plat recorded in Volume 15 of Plats, pages 27 and 28, records of Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3717

JUL 19 2004

Dated: July 7, 2004.

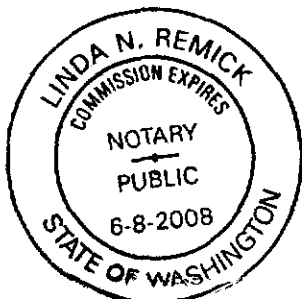
Amount Paid \$
Skagit Co. Treasurer
By Deputy

Kathleen Marie Olson
Kathleen Marie Olson

State of Washington }
County of Skagit } SS:

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

Date: 7-19-04



Linda N. Remick
Notary Public in and for the State of Washington
Residing at Spanned
My appointment expires: 6-8-08