

**AFTER RECORDING MAIL TO:**  
**Mr. and Mrs. David Elling**  
**7162 Aqua Lane**  
**Anacortes, WA 98221**



200509190152  
Skagit County Auditor

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**Filed for Record at Request of**  
**First American Title Of Skagit County**  
**Escrow Number: A85558**

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## Statutory Warranty Deed

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**Grantor(s): Joan Olson**  
**Grantee(s): David Elling and Karen Elling**  
**Assessor's Tax Parcel Number(s): 340205-0-018-0102, P19953**

FIRST AMERICAN TITLE CO.  
A 85558 -1

**THE GRANTOR Joan Olson, an unmarried woman** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **David Elling and Karen Elling, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

The North 132.5 feet of the South 280 feet of the West 250 feet of the following described tract:

That portion of the Northwest  $\frac{1}{4}$  of Section 5, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the Westerly line of State Highway No. 536, as conveyed to the State of Washington by deed dated August 23, 1956, recorded October 1, 1956, under Auditor's File No. 542252, records of Skagit County, Washington, where it intersects a line drawn parallel with and 864.4 feet South of the North line of said Section 5;  
thence Southerly along the Westerly line of said State Highway to a point on said Westerly line which is 1,442.3 feet South of the North line of said Section 5;  
thence West parallel with said North line 800 feet, more or less, to a point 660 feet East of the West line of said Section 5;  
thence North parallel with said West Section line 577.8 feet, more or less, to a point which is 864.4 feet South of the North line of said Section 5;  
thence East to the point of beginning,

EXCEPT that portion described as follows:

Beginning at the Northeast corner of that certain parcel described on Statutory Warranty Deed to Wayne L. Abbott and Hope E. Abbott, husband and wife, recorded under Skagit County Auditor's File No. 9108150114;

Thence North  $88^{\circ}03'11''$  West along the North line of said Abbott parcel, 61.20 feet;

Thence South  $66^{\circ}44'07''$  East, 66.01 feet, more or less, to the East line of said Abbott Parcel at a point bearing South  $1^{\circ}14'47''$  West from the point of beginning;

Thence North  $1^{\circ}14'47''$  East, 24.00 feet along said East line to the point of beginning.

TOGETHER WITH that portion of the Northwest  $\frac{1}{4}$  of Section 5, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of that certain parcel described on Statutory Warranty Deed to Ray L. Sizemore, a single man, and recorded under Skagit County Auditor's File No. 9003150086;

Thence North  $88^{\circ}03'11''$  West along the South line of said Sizemore parcel, 61.20 feet the true point of beginning;

Thence North  $66^{\circ}44'07''$  West, 0.90 feet;

Thence North  $79^{\circ}41'40''$  West, 121.21 feet;

Thence South  $77^{\circ}10'32''$  West, 70.39 feet, more or less, to the Southwest corner of said Sizemore parcel at a point bearing North  $88^{\circ}03'11''$  West from the true point of beginning;

Thence South  $88^{\circ}03'11''$  East along the South line of said Sizemore parcel, 188.82 feet, more or less, to the true point of beginning.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: August 26, 2005

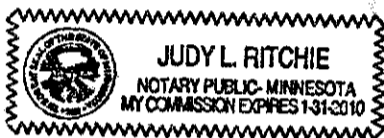
Joan Olson  
Joan Olson

STATE OF Minnesota }  
COUNTY OF Dennepin } SS:

I certify that I know or have satisfactory evidence that Joan Olson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/31/05

Judy L. Ritchie



Notary Public in and for the State of Minnesota  
Residing at 1111 Masonic Home  
My appointment expires: 1/31/2010

# 5157  
SKAGIT COUNTY, WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 19 2005

Amount Paid \$ 4188.00  
By [Signature] Skagit Co. Treasurer Deputy



A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation  
Dated: June 6, 1957  
Recorded: June 14, 1957  
Auditor's No.: 552557  
Purpose: Anchor Guy  
Area Affected: As constructed

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 31, 1968  
Recorded: February 15, 1968  
Auditor's No.: 710262  
Executed By: Virless Gibbons, as his separate estate

C. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Roy O. Strom and Lucille Strom, husband and wife  
Recorded: August 31, 1972  
Auditor's No.: 773361  
For: Ingress and Egress  
Affects: The East 30 feet

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Dated: September 16, 1992  
Recorded: October 12, 1992  
Auditor's No.: 9210120084  
Purpose: Pipelines  
Area Affected: East 12 feet

E. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Ray L. Sizemore, as his separate property  
Recorded: May 3, 2002  
Auditor's No.: 200205030155  
As Follows:  
1. The above described parcel is to be combined or aggregated with contiguous property to the South owned by the grantee, P19953  
2. This Boundary Line Adjustment is not for the purpose of creating an additional building Lot.



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