

When recorded return to:  
Nancy Olsen and Eric Olsen  
421 Donovan Avenue  
Bellingham, WA 98225



201105030035  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620013024

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald Schesser and Marlys Schesser, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Nancy Olsen and Eric Olsen, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal:

PTN NW NW, 36-36-02

Tax Parcel Number(s): P47492, P123035, 360236-2-006-0210, 360236-2-006-0300

Subject to: Covenants, conditions, restrictions and easements of record.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 28, 2011

Donald Schesser  
Donald Schesser

Marlys Schesser  
Marlys Schesser

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1294

MAY 03 2011

Amount Paid \$ 3832.<sup>00</sup>

Skagit Co. Treasurer

By Mark Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of SKAGIT

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

Dated: April 29, 2011

Marcie K. Paleck  
Name: MARCIE K. PALECK  
Notary Public in and for the State of Washington,  
Residing at: Mount Vernon, WA  
My appointment expires: October 15, 2012



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P47492, P123035, 360236-2-006-0210 and 360236-2-006-0300**

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**PARCEL A:**

The North 169.5 feet except the East 257.00 feet of the North 169.50 feet of that certain tract of land described as follows:

That portion of the Northwest Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of said Section 36;  
Thence South along the West line of said section a distance of 40 rods;  
Thence East parallel with the North line of said section a distance of 32 rods;  
Thence North a distance of 40 rods, to a point 32 rods East from the point of beginning;  
Thence West a distance of 32 rods to the point of beginning.

EXCEPT County roads

Situated in Skagit County, Washington.

**PARCEL B:**

Lot <sup>1 MKR</sup> 2, SKAGIT COUNTY SHORT PLAT NO. 97-0062, approved June 6, 2005 and recorded June 10, 2005 under Auditor's File No. 200506100138, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 36, Township 36, Range 2 East, W.M..

Situated in Skagit County, Washington.



**EXHIBIT "B"**  
Exceptions

1. Reservations contained indeed from the State of Washington recorded under Auditor's File No. 113012, Volume 102, page 570, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 97-0062.

Recording No: 200506100138  
Affects: Parcel B

3. Record of Survey:

Recording Date: October 18, 1989  
Recording No.: 8910180040  
Affects: Parcel A

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 10, 2005  
Recording No.: 200506100138  
Matters shown: Old house abandoned and old shed abandoned

5. City, county or local improvement district assessments, if any.

**Skagit County Right to Farm Ordinance**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendmets, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

