

When recorded return to:
Michael W. Olsen
9318 Prospect St
Sedro Woolley, WA 98284



201206140087
Skagit County Auditor

6/14/2012 Page 1 of 2 2:11PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015568

CHICAGO TITLE
620015568

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leopold W. Sebastian and Patricia R. Sebastian, 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 Michael W. Olsen, an unmarried individual
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10, "Mountain Vista Addition," according to the plat thereof, recorded in Volume 7 of Plats,
Page 65, records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P67643, 3960-000-010-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620015568; and Skagit
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 12, 2012

Leopold W. Sebastian
Leopold W. Sebastian

Patricia R. Sebastian
Patricia R. Sebastian

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121731

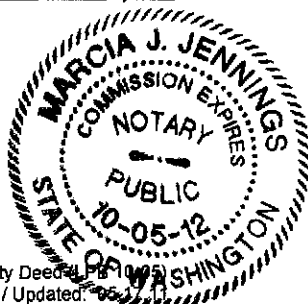
JUN 14 2012

Amount Paid \$ 4010.00
By M. W. Deputy
Skagit Co. Treasurer

State of Washington
County of Skagit

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

Dated: June 13 2012



Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012

SCHEDULE "B"

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Drainage District No. 14
Purpose: Drainage ditch
Recording Date: February 26, 1935
Recording No.: 267764

2. City of Sedro-Woolley Ordinance 1481-04 dated September 22, 2004

Recording Date: October 13, 2004
Recording No.: 200410130026

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

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

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 amendments, 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.



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