



201304240116  
Skagit County Auditor

4/24/2013 Page 1 of 3 1:55PM

**AFTER RECORDING MAIL TO:**

Name SEBASTIAN YZAGUIRRE  
Address 1030 CRYSTAL COURT  
City / State BURLINGTON, WA 98233

**Document Title(s):** (or transactions contained therein)

1. STATUTORY WARRANTY DEED
- 2.
- 3.
- 4.

**Reference Number(s) of Documents assigned or released:**

☐ Additional numbers on page \_\_\_\_\_ of document

**Grantor(s):** (Last name first, then first name and initials)

1. OLSON, KENNETH P.
- 2.
- 3.
- 4.

5. ☐ Additional names on page \_\_\_\_\_ of document

**Grantee(s):** (Last name first, then first name and initials)

1. YZAGUIRRE, SEBASTIAN
- 2.
3. YZAGUIRRE, DANIELE
- 4.

5. ☐ Additional names on page \_\_\_\_\_ of document

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)

LOT 7 SAHLBOM ANNEX

☐ Complete legal description is on page \_\_\_\_\_ of document

**Assessor's Property Tax Parcel / Account Number(s):**

P106880 4631-DDD-DD7-DDD6

**NOTE:** The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



GUARDIAN NORTHWEST TITLE CO.

105372-1

When recorded return to:  
Sebastian Yzaguirre and Danielle Yzaguirre  
1030 Crystal Court  
Burlington, WA 98233

Recorded at the request of:

File Number: 105372

### Statutory Warranty Deed

THE GRANTOR Kenneth P. Olson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sebastian Yzaguirre and Danielle Yzaguirre, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 7 Shalbom Annex

Tax Parcel Number(s): P106880, 4631-000-007-0006

Lot 7, "PLAT OF SAHLBOM ANNEX", as per plat recorded in Volume 15 of Plats, pages 179 and 180, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated

4/22/13

Kenneth P. Olson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131449  
APR 24 2013

Amount Paid \$ 3,173.<sup>40</sup>  
Skagit Co. Treasurer  
By Cham Deputy

STATE OF OREGON  
COUNTY OF WASHINGTON SS:

I certify that I know or have satisfactory evidence that Kenneth P. 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:

4/22/13

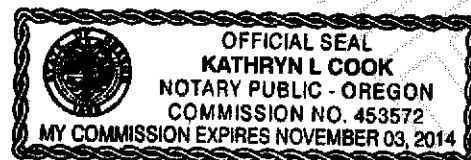
Printed Name:

Notary Public in and for the State of

Residing at

My appointment expires:

Kathryn L Cook  
KATHRYN L COOK  
OREGON  
14025 SW FARMINGTON RD  
11/03/2014



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**Exhibit A**  
**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee:	Puget Sound Power & Light Company
Dated:	March 22, 1994
Recorded:	March 29, 1994
Auditor's No:	9403290131
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:**

A strip of land 10 feet in width across all lots and tracts being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name:	Plat of Sahlbom Annex
Recorded:	July 18, 1994
Auditor's No:	9407180093

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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