



201409180015

Skagit County Auditor

\$75.00

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4 10:43AM

Recording requested by and
when recorded mail to:

Anneliese E. Johnson
Inslee, Best, Doezie & Ryder, P.S.
Post Office Box 90016
Bellevue, WA 98009

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20143451
SEP 18 2014

Amount Paid \$~~5~~
Skagit Co. Treasurer
By *mem* Deputy

Grantor: Kimberly Lynne Olson Mickelson, Trustee of the Donald S.
Olson Family Trust u/t/a dtd July 25, 2013

Grantee(s): Kimberly Lynne Olson Mickelson, Steven Arnold Olson,
and Mark Sanford Olson, tenants in common

Legal Description (abbreviated): LOT 4 BLOCK 1, TOGETHER WITH THE EAST 50
FEET OF THE SOUTH 57 FEET OF LOTS 5 & 6,
BLOCK 1, CALHOUN'S TO LACONNER
FULL LEGAL DESCRIPTION BELOW

Assessor's Tax Parcel ID#s 4124-001-004-0007/P74108

Reference Nos. of Documents

Released or Assigned: N/A

SPECIAL WARRANTY DEED

THE GRANTOR, Kimberly Lynne Olson Mickelson, Trustee of the Donald S. Olson Family Trust u/t/a dtd July 25, 2013, for no valuable consideration, hereby grants, bargains, sells conveys, and confirms to the Grantees, Kimberly Lynne Olson Mickelson, Steven Arnold Olson, and Mark Sanford Olson, as equal tenants in common, the real estate described below, situated in the County of Skagit, State of Washington:

See Attached Exhibit A for Legal Description

SUBJECT TO any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "An Act Prescribing the Way In Which Waterways For the Uses of Navigation May Be Excavated By Private Contract, Providing For Liens Upon Tide and Shore Lands Belonging To The State." Approved March 9, 1893.

SUBJECT TO any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

SUBJECT TO Rights and easements for commerce, navigation and fisheries.

The Grantor does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the Grantor, and not otherwise, will forever warrant and defend the said real property.

DATED 9-10, 2014.


Kimberly Lynne Olson Mickelson, Trustee of the
Donald S. Olson Family Trust u/t/a dtd July 25, 2013

STATE OF WASHINGTON)

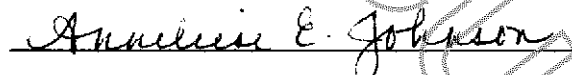
COUNTY OF KING)

)ss.

I CERTIFY that I know or have satisfactory evidence that Kimberly Lynne Olson Mickelson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument and acknowledged it as Trustee of the Donald S. Olson Family Trust u/t/a dtd July 25, 2013, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: September 10, 2014





Anneliese E. Johnson

(Print name)

NOTARY PUBLIC in and for the
State of Washington, residing at

Sammamish

My appointment expires: 12-05-16



EXHIBIT "A"

Real Property located in Skagit County, Washington and described as follows:

Lots 4, 5 and 6 in Block 1 OF CALHOUN'S ADDITION TO THE TOWN OF LA CONNER, as per Plat recorded in Volume 1 of Plats, Page 14, records of Skagit County, Washington.

ALSO, those portions of Tract 4 of CORRECTED SUPPLEMENTAL OF PLATE 18, LA CONNER TIDELANDS, situated in Section 36, Township 34 North, Range 2 East W.M. as per map thereof filed in the office of the Commissioner of Public Lands at Olympia, Washington, described as follows:

(1) Commencing at the initial point of Tract No. 4, which is 188.7 feet North and 141.7 feet West of the stone monument on First Street, Town of La Conner; thence North $5^{\circ}38'$ East 50.1 feet; thence West 10 feet, more or less, to the inner Harbor Line; thence South $2^{\circ}24'$ West 50.1 feet; thence East 8 feet to the place of beginning.

(2) Commencing at a point $5^{\circ}38'$ East 50.01 feet from the initial point of Tract 4, Plate 18 which is 188.7 feet North and 141.7 feet West of the stone monument on First Street, Town of La Conner; thence North $5^{\circ}38'$ East 50.01 feet; thence West 11.05 feet; thence South $2^{\circ}24'$ West 50.05 feet; thence East 9.6 feet to the point of beginning.

(3) Commencing at a point North $5^{\circ}38'$ East 100.2 feet from the initial point which is 188.7 feet North and 141.7 feet West of the stone monument of First Street, Town of La Conner; thence North $5^{\circ}38'$ East 50.1 feet; thence West 12.5 feet; thence South $2^{\circ}24'$ West 50.05 feet; thence East 11.05 feet to the place of beginning.

All right, title and interest of the Grantors in Harbor Area Lease No. 22-0027808 issued by the State of Washington, Department of Natural Resources commencing on the 15th day of May 1988 and continuing to the first day of May, 2000, subject to lease payments and other obligations set forth in the written Harbor Area Lease of the premises.

ALSO, Grantors' interest in a leasehold from the Town of La Conner as to tidelands at the West end of Morris Street extended.

ALSO, rights under a month to month lease of a portion of Tract 3 of CORRECTED SUPPLEMENTAL OF PLATE 18, LA CONNER TIDELANDS, south of the above described tract, said leasehold to be conveyed without warranty as to duration or terms of the lease.

All of the above described lands being conveyed SUBJECT TO Contract of Sale dated May 22, 1981 of which Sellers are Weldon V. Perkes and Jean N. Perkes, husband and wife, and Purchasers are Thomas J. Hohmann and Karen Lynn Hohmann, husband and wife, and John G. Hohmann and Joanne G. Hohmann, husband wife, the said contract having been recorded June 29, 1981 under Skagit County Auditor's File No. 8106290063; SUBJECT FUTHER to Contract



of Sale dated June 1, 1975 of which Sellers are Ervin T. Otis and Leah N. Otis, husband and wife, and Purchasers are Weldon V. Perkes and Jeanne N. Perkes, husband and wife, the said contract having been recorded July 1, 1975 under Auditors' File No. 820159, together with the Addendum and Modification recorded August 6, 1975 under Auditor's File No. 821590, and Consent to Assignment and Amendment of Real Estate Contract recorded June 29, 1981 under Auditor's File No. 8106290064; SUBJECT FURTHER to Contract of Sale dated June 1, 1978 of which Sellers are Ervin T. Otis and Leah N. Otis, husband and wife and Purchasers are Weldon V. Perkes and Jean N. Perkes, husband and wife, said contract having been recorded July 18, 1978 under Auditor's File No. 883730 and being further subject to Consent to Assignment and Amendment of Real Estate Contracts recorded June 29, 1981 under Auditor's File No. 8106290064. Thomas J. Hohmann and Karen Lynn Hohmann, husband and wife, and John G. Hohmann and Joanne G. Hohmann, husband and wife, shall continue to pay and apply as required the proceeds from sale of their interest in the premises described in this Schedule "A" to the fulfillment of the said Contracts of Sale.



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