



201411100086

Skagit County Auditor

11/10/2014 Page

1 of

3 1:19PM

\$74.00

When recorded return to:

Michael Olsen
9318 Prospect Road
Sedro Woolley, WA 98284

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022625

CHICAGO TITLE**620022625****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Olsen Residential Property LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Michael Olsen, an unmarried man

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

Lot 31, PLAT OF KLINGER ESTATES, according to the plat thereof recorded May 8, 2006, under
Auditor's File No. 200605080213, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P124449 / 4891-000-031-0000

Subject to:

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

Dated: November 6, 2014

Olsen Residential Property LLC,
a Washington limited liability company

BY:

Stephen A. Olsen
Stephen A. Olsen
Member

BY:

Susan Olsen
Susan Olsen
Member

2014 4239
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 10 2014

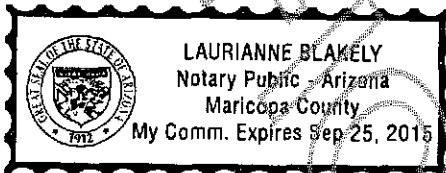
Amount Paid \$ 3267.00
Skagit Co. Treasurer
By *MF* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Arizona
County of Pinal

I certify that I know or have satisfactory evidence that Stephen A Olsen is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of Olsen Residential Property LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Nov 7, 2014

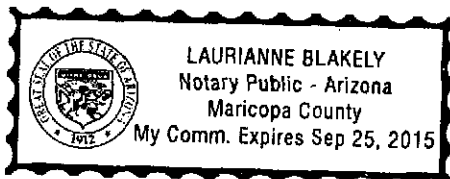


Laurianne Blakely
Name: Laurianne Blakely
Notary Public in and for the State of Arizona
Residing at: Queen Creek, AZ
My appointment expires: 09-25-2015

State of Arizona
County of Pinal

I certify that I know or have satisfactory evidence that Susan Olsen is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of Olsen Residential Property LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Nov 7, 2014



Laurianne Blakely
Name: Laurianne Blakely
Notary Public in and for the State of Arizona
Residing at: Queen Creek, AZ
My appointment expires: 09-25-2015



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EXHIBIT "A"
Exceptions

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 PLAT OF KLINGER ESTATES:

Recording No: 200605080213

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: May 8, 2006
Auditor's No(s): 200605080212, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: July 7, 2006

Auditor's No(s): 200607070003, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 2, 2005
Auditor's No(s): 200505020130, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Memorandum of Easement, including the terms and conditions thereof, granted by instrument(s);
By and between: COMCAST of Washington IV, Inc. and Grandview Inc.
Recorded: July 20, 2006
Auditor's No(s): 200607200064, records of Skagit County, Washington
For: Easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 8, 2006
Auditor's No(s): 200605080212, records of Skagit County, Washington
Imposed By: Klinger Estates Owners Association

AMENDED by instrument(s):

Recorded: July 7, 2006

Auditor's No(s): 200607070003, records of Skagit County, Washington

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro-Woolley.
8. Assessments, if any, levied by Klinger Estates Homeowner's Association.

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



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