



201511040057

When recorded return to:
Jimmie O. Hanson Jr. and Andrea M. Rees
22808 Rallye Lane
Sedro Woolley, WA 98284

Skagit County Auditor \$75.00
11/4/2015 Page 1 of 3 3:23PM

Recorded at the request of:
Guardian Northwest Title
File Number: 109618

Statutory Warranty Deed

109618
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ernest J. Olmsted and Diane R. Olmsted, husband and wife, as joint tenants with right of survivorship for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jimmie O. Hanson Jr. and Andrea M. Rees, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 14, Township 35 North, Range 4 East; Ptn. SE aka Lot 2 SP 96-0028

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P115988, 350414-4-029-0100

Dated 11/02/2015

Ernest J. Olmsted
Ernest J. Olmsted

Diane R. Olmsted
Diane R. Olmsted

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154541
NOV 04 2015

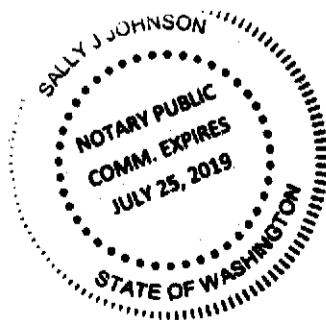
Amount Paid \$ 5701.⁰⁰
Skagit Co. Treasurer
By M/M Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ernest J. Olmsted and Diane R. Olmsted, 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: 11-2-2015

Sally J. Johnson
Printed Name: ~~Katie Pickel~~ Sally J. Johnson
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 7/07/2019 7-25-19



Order No:

EXHIBIT A

PARCEL A:

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 96-0028, as approved November 1, 1999 and recorded November 5, 1999 under Auditor's File No. 199911050074, records of Skagit County, Washington, being a portion of the Southeast Quarter of the Southeast Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian.

PARCEL B:

An easement for ingress, egress and utilities, as shown on the face of Skagit County Short Plat No. 96-0028, as approved November 1, 1999 and recorded November 5, 1999 under Auditor's File No. 199911050074, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, and as declared in that instrument recorded November 5, 1999 under Auditor's File No. 199911050075, records of Skagit County, Washington.

Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Owners of Lots 1 -4 , Short Plat No. 96-0028
Recorded: November 5, 1999
Auditor's No. 199911050075
Purpose: Non-exclusive easement and maintenance agreement
Area Affected: Lots 1 - 4, Short Plat No. 96-0028

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Robert D. Guffie and Angela M. Guffie and Jason L.
Johnson and Stephanie L. Johnson
And: David J. Reed
Dated: March 16, 2004
Recorded: May 24, 2004
Auditor's No.: 200405240139
Regarding: Rallye Lane Association

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 96-0028
Recorded: November 5, 1999
Auditor's No.: 199911050074