



201512170011

Skagit County Auditor \$74.00
12/17/2015 Page 1 of 211:24AM

When recorded return to:
Steven H. Olsen and Leigh A. Olsen
4012 Sharpe Lane
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620025555Z

CHICAGO TITLE

620025555Z

20155076
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 17 2015

Amount Paid \$ 8727.00
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert V Hedgcock and Joline A. Hedgcock, 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 Steven H. Olsen and Leigh A. Olsen, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Tract 2 of Skagit County Short Plat No. 39-85, as approved September 19, 1985, and recorded
December 11, 1985, in Volume 7 of Short Plats, page 57, under Auditor's File No. 8512110009,
records of Skagit County, Washington, being a portion of the North Half of the Northwest Quarter
of the Northwest Quarter of the Northwest Quarter of Section 14, Township 34 North, Range 1
East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

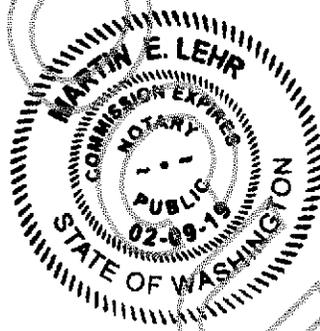
Tax Parcel Number(s): P19391 / 340114-2-007-0002,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620025555Z, Schedule B, Special Exceptions, which are attached
hereto and made a part hereof.

Dated: December 15, 2015

Robert V Hedgcock
Robert V Hedgcock

Joline A Hedgcock
Joline A. Hedgcock



State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Robert V. HEDGCOCK
& Joline A. HEDGCOCK
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: December 16, 2015
m.e.

Martin E. Lehr
Name: Martin E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT COUNTY SHORT PLAT NO. 39-85:

Recording No: 8608110043

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