

When recorded return to:
Zoanne M. Hyland and Linda N. Donato
1501 20th Street
Anacortes, WA 98221



201601270048
Skagit County Auditor \$75.00
1/27/2016 Page 1 of 3 11:23AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026051

CHICAGO TITLE
620026051 STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven H. Olsen and Leigh A. Olsen, 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 Zoanne M. Hyland
and Linda N. Donato, A Married Couple

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

Lots 1, 2 and the North Half of Lot 3, Block 5, HENSLER'S SECOND ADDITION TO
ANACORTES, according to the plat thereof, recorded in Volume 3 of Plats, page 55, records of
Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P57449 / 3795-005-003-0009

Subject to:

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

Dated: January 21, 2016

Steven H. Olsen

Leigh A. Olsen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 254
JAN 27 2016

Amount Paid \$16858.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Steven H. Olsen and Leigh A. Olsen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 26, 2016



Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-16



EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 30, 2015

Recording No.: 201509300008

Matters shown: Possible encroachment of a concrete driveway along the Southerly boarder of said premises

2. Encroachments both onto the subject land and onto neighboring land disclosed in purchase and sale agreement dated January 1, 2016, by and between Steven H. Olsen and Leigh A. Olsen (seller) and Zoanne M. Hyland and Linda N. Donato (buyer) composed of:
Garage
Fence
Driveway

(This exception will not show on the loan policy to be issued)

3. Assessments, if any, levied by City of Anacortes.
4. City, county or local improvement district assessments, if any.