

When recorded return to:
Said Haghighi
1535 East Division Street
Mount Vernon, WA 98274



Skagit County Auditor \$78.00
5/31/2017 Page 1 of 6 1:59PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030985

CHICAGO TITLE
020030985

STATUTORY WARRANTY DEED

THE GRANTOR(S) James W. Olson, Personal Representative of The Estate of Myrtle Y. Olson
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Said Haghighi, a single man

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

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

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

PTN SW NE, 20-34-04

Tax Parcel Number(s): P26907 / 340420-1-015-0011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172384
MAY 31 2017

Subject to:

Amount Paid \$ 3556.¹⁰
Skagit Co. Treasurer
By *nam* Deputy

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2017

James W. Olson, Personal Representative of The Estate of Myrtle Y. Olson

BY: 
James W. Olson
Personal Representative

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that James W. Olson (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 Personal Representative of Estate of Myrtle Y. Olson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 30, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620030985

For APN/Parcel ID(s): **P26907 / 340420-1-015-0011**

That part of the South Half of the East Half of the West Half of the Southwest Quarter of the Northeast Quarter of Section 20, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the West Half of the Southwest Quarter of the Northeast Quarter of said Section;
Thence North along the East line of said West Half of the Southwest Quarter of the Northeast Quarter, a distance of 660 feet, more or less, to the North line of the South Half of the East Half of the West Half of the Southwest Quarter of the Northeast Quarter;
Thence West 66 feet;
Thence South parallel with the East line of the West Half of the Southwest Quarter of the Northeast Quarter, a distance of 660 feet, more or less, to the South line of said Southwest Quarter of the Northeast Quarter;
Thence East 66 feet to the place of beginning.

EXCEPT the South 20 feet thereof and roads.

AND EXCEPT the North 80 feet of the South 341 feet of the following described tract:

That part of the South Half of the East Half of the West Half of the Southwest Quarter of the Northeast Quarter of Section 20, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the West Half of the Southwest Quarter of the Northeast Quarter of said Section;
Thence North along the East line of said West Half of the Southwest Quarter of the Northeast Quarter, a distance of 660 feet, more or less, to the North line of the South Half of the East Half of the West Half of the Southwest Quarter of the Northeast Quarter;
Thence West 66 feet;
Thence South parallel with the East line of the West Half of the Southwest Quarter of the Northeast Quarter, a distance of 660 feet, more or less, to the South line of said Southwest Quarter of the Northeast Quarter;
Thence East 66 feet to the place of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 20, 1972
Auditor's No(s): 769880, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

Recording Date: December 1, 2006
Recording No.: 200612010119
Matters shown: Possible encroachment of a dumpster pad and shed along the Westerly line of said premises

3. License Agreement including the terms, covenants and provisions thereof

Recording Date: November 17, 1987
Recording No.: 8711170012

4. Assessments, if any, levied by City of Mount Vernon

5. City, county or local improvement district assessments, if any.

**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY**

ESTATE OF: MYRTLE Y. OLSON <p style="text-align: right;">Deceased</p>	CASE NO. 16-4-00437-7 LETTERS TESTAMENTARY
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1.1 The last will of MYRTLE Y. OLSON late of King County was duly exhibited proven and recorded in this court on DECEMBER 13, 2016.

1.2 In that will JAMES W. OLSON named personal representative.

1.3 The personal representative has qualified.

**SKAGIT COUNTY, WASH
FILED**

DEC 15 2016

**MAVIS E. BETZ, CO. CLERK
Deputy**

II. CERTIFICATION

THIS IS TO CERTIFY THAT JAMES W. OLSON is authorized by this court to execute the will of the above decedent according to law.

DATED DECEMBER 13, 2016

**MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT**

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT))

I, MAVIS E. BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on DECEMBER 13, 2016.

I further certify that these letters are now in full force and effect.

DATED _____ MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 5-15-17 _____ Deputy Clerk



MAVIS E. BETZ, County Clerk
By: Sherry Kress
Deputy Clerk