



201706200087

Skagit County Auditor

\$75.00

6/20/2017 Page

1 of

3 3:45PM

When recorded return to:

Colleen Olson
10650 Vista View Drive
Sedro Woolley, WA 98284

Land Title and Escrow
01-163223-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael R. Mason, a married man

for and in consideration of \$10.00 and good and other valuable considerations
in hand paid, conveys, and warrants to Colleen Olson, an unmarried woman
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 18, Block 2, "LAMM'S PANORAMA VIEW LOTS," as per plat recorded in Volume 7 of Plats, page 39,
records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Abbreviated Legal:

SUBJECT TO: SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Parcel Number(s): 3965-002-018-0003
Property ID No.: P67787

Dated: June 15, 2017

Michael R. Mason

Deborah A. Mason, spouse of grantor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172711
JUN 20 2017

Amount Paid \$ *4350.87*
Skagit Co. Treasurer
By *nam* Deputy

LPB 10-05

State of Washington
County of Snohomish

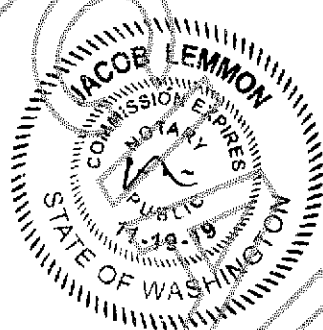
I certify that I know or have satisfactory evidence that Michael R. Mason and Deborah A. Mason
(is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they)
signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses
and purposes mentioned in this instrument.

Dated: June 15, 2017



Notary Public in and for the State of Washington

My appointment expires: 11-19-19



LPB 10-05

EXHIBIT "A"

Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

Mineral reservations as contained in Deed through which title is claimed from W. M. Lindsay and Emma S. Lindsay, his wife, dated March 18, 1902 and recorded March 22, 1902, in Volume 44 of Deeds, page 412.

Said mineral rights are now owned by Skagit County.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: June 14, 1955
Recorded: June 14, 1955
Auditor's No.: 519356
Executed By: E. S. Lamm

AMENDED DECLARATION OF PROTECTIVE RESTRICTIONS, AMENDING PARAGRAPH NO. 7 OF RESTRICTIONS SHOWN ABOVE:

Dated: May 11, 1956
Recorded: May 11, 1956
Auditor's No.: 535987
As Follows:

"All individual sewage disposal systems shall meet Federal Housing Administration requirements."

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Lamm's Panorama View Lots
Recorded: May 31, 1955
Auditor's No.: 518609 (Volume 7 of Plats, page 39)