

When recorded return to:
Craig Olson and Patti Olson
1282 NE Taftson Street
Oak Harbor, WA 98277



201804050025

Skagit County Auditor \$77.00
4/5/2018 Page 1 of 4 11:44AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245400857

CHICAGO TITLE
620033313

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cameron J. Morland and Karen A. Yeats, a married couple who acquired title as Cameron J. Morland, a single person and Karen A. Yeats, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Craig Olson and Patti Olson, a married couple

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.)

portion of the north 1/4 of the SE 1/4 of 55-T35-R4

Tax/Map ID(s): 350405-0-014-0004

Tax Parcel Number(s): P35797, 350405-0-014-0004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181358

APR 05 2018

Amount Paid \$ 717.⁰⁰
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 28, 2018

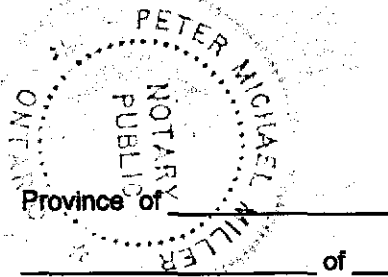
[Signature]
Cameron J. Morland

[Signature]
Karen A. Yeats

Province of ONTARIO
CITY of WATERLOO

I certify that I know or have satisfactory evidence that CAMERON J. MORLAND AND KAREN A. YEATS 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: APRIL 3, 2018



[Signature]
Name: PETER M. MILLER
Notary Public in and for the Province of ONTARIO, CANADA
Residing at: WATERLOO, ONTARIO
My appointment expires: N/A

PETER M. MILLER, B. Math. LL.B.
Barrister, Solicitor, Notary Public
15 Westmount Road, South
WATERLOO ONT N2L 2K2 • 664-1339
519-584-1332

I certify that I know or have satisfactory evidence that _____ 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: _____

Name: _____
Notary Public in and for the Province of _____
Residing at: _____
My appointment expires: _____

EXHIBIT "A"
Legal Description

The West 675 feet of the East 1,890 feet of that portion of the North 1/2 of the Southeast 1/4 of Section 5, Township 35 North, Range 4 East, W.M., lying Northerly of the old railroad grade and Southerly of the Samish River, and an undivided 3/17 interest in that portion of the old railroad grade lying within said North 1/2 of the Southeast 1/4.

Together with a non-exclusive easement for road purposes over and across the 60 foot road right of way, as used and fenced, and located on the ground on April 29, 1966, connecting with the West line of the County Road running Northerly and Southerly through the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 35 North, Range 4 East, W.M., and the West line of said subdivision where the same is intersected by the existing road running along the old grade, as said easement was established and created by instrument dated April 29, 1966, and recorded December 30, 1966, under Auditor's File No. 692836.

Situate in the County of Skagit, State of Washington.

SPECIAL EXCEPTIONS

EXHIBIT B

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State Division of Forestry
Purpose: Right to construct and maintain a road for forest protection purposes only
Recording Date: June 25, 1942
Recording No.: Volume 186 of Deeds, page 477
Affects: Easement Portion

Agreement Granting the right to erect, improve, repair, operate and maintain an electric transmission line including the terms, covenants and provisions thereof

Recording Date: April 15, 1925
Recording No.: Volume 136 of Deeds, page 176
Affects: Easement Portion

Agreement Granting the right to erect, improve, repair, operate and maintain an electric transmission line including the terms, covenants and provisions thereof

Recording Date: April 15, 1925
Recording No.: Volume 136 of Deeds, page 176

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

Recording Date: August 29, 1990
Recording No.: 9008290041

Lot Certification including the terms, covenants and provisions thereof

Recording Date: July 9, 2010
Recording No.: 201007090076

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.