

When recorded return to:
John Norman Olsen
1110 North Fruitdale Road
Sedro Woolley, WA 98284



201804200106
Skagit County Auditor \$76.00
4/20/2018 Page 1 of 3 3:35PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034133

CHICAGO TITLE
620034133

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clayton Franklin, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John Norman Olsen, a married man as his sole and separate property

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

Lots 2 and 3, SEDRO WOOLLEY SHORT PLAT NO. SW-SP-4-09 Recorded under Skagit County Auditor's File No. 201404250063, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East W.M. Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P39392 / 350518-4-013-0001, P131857 / 350518-4-013-2001,

Subject to:

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

2018/1620
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 20 2018

Amount Paid \$ 4275.00
By Skagit Co. Treasurer Deputy
MF

STATUTORY WARRANTY DEED
(continued)

Dated: April 19, 2018

[Signature]
Clayton Franklin

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that

Clayton Franklin
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: 4-19-18

[Signature]
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-18

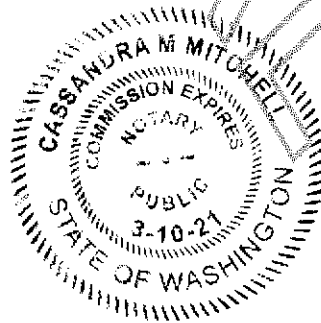


EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed including the terms, covenants and provisions thereof

Recording Date: April 30, 1906
Recording No.: 56908
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed including the terms, covenants and provisions thereof

Recording Date: July 28, 1908
Recording No.: 68626
3. Agreement for approval of a variance to allow construction of 384 square feet to existing residence including the terms, covenants and provisions thereof

Recording Date: April 2, 1992
Recording No.: 9204020034
4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 20, 1995
Recording No.: 9511200074

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 10, 2009
Recording No.: 200904100103
Matters shown: fences, shed and Boundary lines
6. 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 SEDRO WOOLLEY SHORT PLAT NO. SW-SP-4-09:

Recording No: 201404250063
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by the City of Sedro Woolley.