



**201806150030**

06/15/2018 10:03 AM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

**When recorded return to:**  
Vern A. Olson and Angela M. Olson  
12500 Stonefly Dr  
Leavenworth, WA 98826

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034547

**CHICAGO TITLE**  
**620034547**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John S. Crowl, Jr., Trustee of the John S. Crowl Family Trust dated October 16, 2007

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Vern A. Olson and Angela M. Olson, husband and wife

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.)

Lot(s): 1-4 SKAGIT COUNTY SHORT PLAT 44-80

Tax Parcel Number(s): P19624 / 340124-0-017-0002, P19627 / 340124-0-017-0309, P19626 / 340124-0-017-0200, P19625 / 340124-0-017-0119,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20182588

JUN 15 2018

Amount Paid \$ 56,075.00  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 1, 2018

John S. Crowl, Jr., Trustee of the John S. Crowl Family Trust dated October 16, 2007

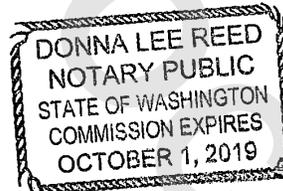
BY: *John S. Crowl, Jr.*  
John S. Crowl, Jr  
Trustee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that John S Crowl, Jr is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of John S. Crowl, Jr., Trustee of the John S. Crowl Family Trust dated October 16, 2007 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/5/18

*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P19624 / 340124-0-017-0002, P19627 / 340124-0-017-0309, P19626 / 340124-0-017-0200 and P19625 / 340124-0-017-0119**

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**PARCEL A:**

Lot 1 of Skagit County Short Plat No. 44-80, approved August 22, 1980 and recorded August 22, 1980, in Volume 4 of short plats, pages 165 and 166, under Auditor's File No. 8008220035, records of Skagit County, Wa. Being a portion of Government Lot 5 in the Southwest quarter of Section 24, Township 34 North, Range 1 East of the Willamette Meridian.

Together with that tract of land, if any, conveyed under Auditor's File No. 8905050005, records of Skagit County, Washington, more particularly described as follows:

That parcel of land in Government Lot 5, Section 24, Township 34 North, Range 1 East, W.M., lying Westerly of the following described line:

Commencing at a point on the North-South centerline of said Section 24, as defined by survey recorded in Volume 5 of Surveys at Page 109, records of Skagit County, Washington under Auditor's File No. 8401160009, a distance of 1050.89 feet South 0°22'10" West from the center of said Section 24; thence South 64°47'06" West, 199.24 feet to the intersection with the Northerly projection of the East line of Lot 1 of that Short Plat recorded in Book 4 of Short Plats, at pages 165 and 166, records of Skagit County, Washington, under Auditor's File No. 8008220035, as found staked in the field, said intersection also being the TRUE POINT OF BEGINNING; thence South 0°07'54" East along said East line, 290 feet, more or less, to a point on the low tide line of Quiet Cove, said point being the terminus point of said line;

Situate in Skagit County, Washington.

**PARCEL B:**

Lots 2, 3 and 4 of Skagit County Short Plat No. 44-80, approved August 22, 1980 and recorded August 22, 1980, in Volume 4 of short plats, pages 165 and 166, under Auditor's File No. 8008220035, records of Skagit County, Wa. Being a portion of Government Lot 5 in the Southwest quarter of Section 24, Township 34 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Exceptions and reservations contained in Deed including the terms, covenants and provisions thereof

Recording Date: April 14, 1921  
Recording No.: 149313

Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: September 24, 1925  
Recording No.: 187590

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: September 1, 1955  
Recording No.: 523434

AMENDED by instrument(s):

Recorded: February 6, 1956  
Auditor's No(s): 531365, records of Skagit County,

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: May 8, 1957  
Recording No.: 551047

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

Granted to: West Coast Telephone Co  
Purpose: Telephone communication pole lines

Recording Date: August 10, 1959  
Recording No.: 584155

**EXHIBIT "B"**Exceptions  
(continued)

6. 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: March 25, 1959  
Recording No.: 549053

7. 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 Short Plat No 44-80:

Recording No: 8008220035

8. Agreement for On-Site Sewage System Limitation, including the terms and conditions thereof;

Recording Date: May 27, 1986  
Recording No.: 8605270036

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: October 17, 1986  
Recording No.: 8610170055

10. 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.
11. Any question of location, boundary or area related to Quiet Cove, including, but not limited to, any past or future changes in it.
12. Any rights, interests, or claims which may exist or arise by reason of the following matters

**EXHIBIT "B"**

Exceptions  
(continued)

disclosed by survey,

Recording Date: May 5, 1989  
Recording No.: 8905050004  
Matters shown: Easterly line of said premises

13. Any question as to the location of the East line of Lot 1, as disclosed by Quit Claim Deed recorded under Auditor's File No. 8905050005 and Survey recorded under Auditor's File No. 8905050004.
14. City, county or local improvement district assessments, if any.