

When recorded return to:
Leigh C. Olson and Rhonda L. Olson
35837 Fox Creek Lane
Sedro Woolley, WA 98284



201810300030

10/30/2018 11:22 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4717 South 19th Street, Suite 101
Tacoma, WA 98405

Escrow No.: 0136058-OC

CHICAGO TITLE CO.

620034362

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frank Harkness Trucking & Logging, LLC, a Washington Limited Liability Company and Frank Harkness and Christine Harkness, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Leigh C. Olson and Rhonda L. 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.)

Tracts 5 and 6 Skagit County Survey No. 9005070053

Tax Account #'s :P102464/350624-0-005-0200,

P100079/350624-0-005-0100,P100083/350613-4-007-0300,P100084/350613-4-007-0200 and
P41889/350624-0-005-0000

Tax Parcel Number(s): P102464, P100079, P100083, P100084, P41889

Subject to:

Exceptions Set forth on attached EXHIBIT B and by this reference made a part hereof as if fully incorporated herein.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2018 4806

OCT 30 2018

Amount Paid \$ **14,512.00**

Skagit Co. Treasurer

By **mm** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 10, 2018

Frank Harkness Trucking & Logging, LLC

BY: *Frank Harkness Sr.*
Frank Harkness Sr.
Managing Member

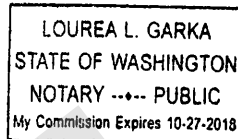
Frank Harkness
Frank Harkness
Christine Harkness
Christine Harkness

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Frank Harkness Sr. 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 Managing Member of Frank Harkness Trucking & Logging, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 11, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlineaton
My appointment expires: 10/27/2018



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Frank Harkness and Christine Harkness are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 11, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlineaton
My appointment expires: 10/27/2018

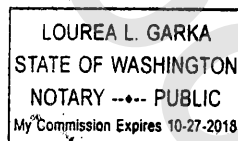


Exhibit A

For APN/Parcel ID(s): P102464 / 350624-0-005-0200, P100079 / 350624-0-005-0100, P100083 /
350613-4-007-0300, P100084 / 350613-4-007-0200 and P41889 /
350624-0-005-0000

Parcel A:

Tracts 5 and 6 of that certain Survey recorded May 7, 1990 in Volume 9 of Surveys, page 185, under Auditor's File No. 9005070053, being a portion of Government Lot 7, Section 24, Township 35 North, Range 6 East, W.M., records of Skagit County, Washington and a Portion of Government Lot 5, Section 13, of said Township and Range

Situated in Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities over, under and across that certain 60 foot wide easement for said premises as delineated on the face of said survey.

Situated in Skagit County, Washington.

Exhibit B

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

Granted to: State of Washington, Department of Game
 Purpose: Fisheries Management, a rearing pond complete with and outlet control structure to regulate the water level and the movement of fish therefrom.
 Recording Date: October 2, 1956
 Recording No.: 542299

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

Recording Date: May 7, 1990
 Recording No.: 9005070053
 Matters shown: 60 foot Easement for access and utilities

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.

Conditional Agreement Alternative Sewage System Installations including the terms, covenants and provisions thereof

Recording Date: November 16, 1993
 Recording No.: 9301150003

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: Underground electric transmission and/or distribution system
 Recording Date: April 28, 1996
 Recording No.: 9304280084

Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.

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

The Land has been classified as Forest Lands and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: August 21, 2003, July 16, 2004 and September 21, 2004
 Recording No.: 200308210044, 200407160137 and 200409210106

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

The Land has been classified as Timberland and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: January 29, 2017 and July 16, 2004
 Recording No.: 200401290017 and 200407160137

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.