

When recorded return to:  
Leigh Olson and Rhonda Olson  
35837 Fox Creek Lane  
Concrete, WA 98237

**Land Title and Escrow**  
**01-178071-0**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1929

Jun 02 2020

Amount Paid \$1205.00

Skagit County Treasurer

By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Edward N. Scheffer and Erin Scheffer, who acquired title as Erin Conroy, 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 Olson and Rhonda 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.)

Ptn Gov. Lot **1** Sec. 19, Twn 35 N, Rg 7 E (Aka Lot 8, Survey 9005070053)

Tax Parcel Number(s): P100081,

Dated: May 28, 2020

Edward N. Scheffer  
Edward N. Scheffer

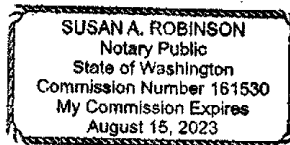
Erin Scheffer  
Erin Scheffer

State of WASHINGTON  
County of Pierce

I certify that I know or have satisfactory evidence that Edward N. Scheffer and Erin Scheffer 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: 5/28/2020

Susana A. Robinson  
Name: Susana A. Robinson  
Notary Public in and for the State of Washington  
Residing at: Puyallup  
My appointment expires: 8/15/23



**EXHIBIT "A"**

## Legal Description

Tract 8 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 **1**, Section 19, Township 35 North, Range 7 East, W.M., records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that certain 60 foot wide access and utility easement as delineated on the face of said Survey, EXCEPT that portion lying within the main tract described above.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress, over and across an existing access road located within the Southerly 400 feet of Tract 7 of said above referred to survey said easement to be limited to 40 feet in width and being a clarification of that certain reservation of easement reserved in document recorded under Auditor's File No. 9304120086, records of Skagit County, Washington. Said easement is to be appurtenant to Tract 8 of said Survey and to run with the land.

Situate within the County of Skagit, State of Washington.

**EXCEPTIONS**

- A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT: From: Brown Brothers Lumber Company, a corporation Recorded: October 5, 1926 Auditor's No.: 197671 As Follows: Reserving unto the Grantor a perpetual right of way over, upon and across said lands, or any part thereof, for the purpose of transporting by rail or otherwise, timber or other products.
- B. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF Between: Hamilton Coal & Development Company And: Douglas Fir Products Company Dated: October 9, 1959 Recorded: October 13, 1959 Auditor's No.: 586483 Regarding: For log hauling easement
- C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF Between: Hamilton Coal & Development Company And: Douglas Fir Products Company Dated: March 16, 1960 Recorded: April 4, 1960 Auditor's No.: 592784 Regarding: For log hauling easement
- D. MATTERS DISCLOSED BY RECORD OF SURVEY: Recorded: May 7, 1990 Auditor's File No.: 9005070053 Easement as further identified and reserved in Document recorded under Auditor's File No. 9303030004.
- E. Terms and conditions of Easement, disclosed within that instrument recorded under Skagit County Auditor's File No. 9408160055. (see instrument for full particulars)