

When recorded return to:
Andrew P. Olson and Lisa M. Olson
23265 State Route 9
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048712

CHICAGO TITLE
020048712

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marc Krandel and Marta Gorny, husband and wife, as to Parcels A and B; and Kristine Anne Taylor, who also appears of record as Krisstine Anne Taylor, who acquired title as Kristine L Coughlin, as a separate estate, as to Parcel C

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Andrew P. Olson and Lisa M. 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.)

Lot(s): A, Short Plat No. 106-80 in NW, 31-33-5E, W.M. tgw Ptn. Railroad Right-of-way

Tax Parcel Number(s): P18318 / 330531-0-001-0206, P101390 / 330531-0-001-3309, P18346 / 330531-0-001-3002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4603

Oct 06 2021

Amount Paid \$13594.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 30, 2021

Marc Krandel
Marc Krandel
Marta Gorny
Marta Gorny

Kristine Anne Taylor

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Marc Krandel and Marta Gorny
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: October 4 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arundon WA 98223
My appointment expires: 03 01 2024

STATUTORY WARRANTY DEED
(continued)

Dated: September 30, 2021

Marc Krandel

Marta Gorny

~~Kristine Anne Taylor~~ K.A.T. KB
Kristine Anne Taylor

Kristina Anne Taylor

Kristina Anne Taylor

State of Arizona

County _____ of Maricopa

I certify that I know or have satisfactory evidence that
Kristina Kristina^{KB} Anne Taylor
_____ 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: 9/30/2021

Kisha Billings
Name: Kisha Billings
Notary Public in and for the State of Arizona
Residing at: Arizona
My appointment expires: 6/10/2025

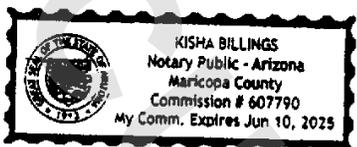


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P18318 / 330531-0-001-0206, P101390 / 330531-0-001-3309 and P18346 / 330531-0-001-3002

Parcel A:

Tract "A" of Short Plat No. 106-80, approved January 9, 1981, recorded January 13, 1981 in Volume 5 of Plats, pages 22 and 23, under Recording No. 8101130005, being a portion of Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M.

Situated in Skagit County, Washington.

Parcel B:

That portion of the Southerly half of the Burlington Northern Railroad Company right-of-way conveyed by Deed recorded under Recording No. 8702180078, records of Skagit County, Washington, lying Northerly of and between the Easterly and Westerly line extended of the following described property:

Tract "A" of Short Plat No. 106-80, approved January 9, 1981, recorded January 13, 1981 in Volume 5 of Plats, pages 22 and 23, under Recording No. 8101130005, being a portion of Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M.

Situated in Skagit County, Washington.

Parcel C:

That portion of the Northerly one half of the Burlington Northern Railroad Company right of way, conveyed by deed under Auditor's File No. 8702180078, records of Skagit County, Washington, lying Easterly of the West line as it extends Southwesterly, of the following described property:

That portion of Government Lot 1 in Section 31, Township 33 North, Range 5 East W.M., described as follows:

BEGINNING at a point on the North line of said Government Lot 1, that is 434 feet 9 Inches West of the Northeast corner thereof;

thence continue West along the North line of said Government Lot, 485 feet, more or less, to the Easterly Edge of an existing Abandoned Railroad Grade;

thence Southeasterly along said Railroad Grade 185 feet;

thence South 1° 39' 05" West to the northerly line of the right of way of the Northern Pacific Railway Company;

thence Easterly along said railway right of way to a point that is South 1° 39' 5" West from the point of Beginning;

thence North 1° 39' 5" East to the point of beginning, except County and State Road rights of way.

EXHIBIT "A"
Legal Description
(continued)

And lying Northwesterly of the Northwesterly line extended of the following described property:

Tract B of Skagit County Short Plat No. 106-80, being a portion of Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M., approved January 9, 1981, recorded January 13, 1981 under Auditor's File No. 8101130005 in Volume 5 of Short Plats, Pages 22 and 23.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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
Recording No.: 418330
Recording No.: 421882
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities
Recording Date: October 10, 1980
Recording No.: 8010100037
3. 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. 106-80:

Recording No: 8101130005
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
Recording Date: July 22, 1986
Recording No.: 8607220069
5. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: August 25, 1987
Recording No.: 8708250061
6. Skagit County Findings of Fact No. SPU 92-011

Recording Date: July 9, 1992
Recording No.: 9207090016
7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "B"

Exceptions
(continued)

Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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