

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235305

Jan 26 2023

Amount Paid \$13745.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Robert Clayton O'Larey, Jr. and Celsa Cristina O'Larey

12876 MacLane Dr.

Anacortes, WA 98221

GNW 22-17167

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heirs and Devisees of Ogden R. Olson, deceased,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Robert Clayton O'Larey, Jr. and Celsa Cristina O'Larey, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

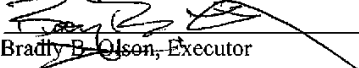
Ptn. Lot 2, RANCHO SAN JUAN DEL MAR NO. 11

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P68435; 3982-000-002-0004

Dated: Jan. 26, 2023

Ogden R Olson Estate

By: 
Brady B. Olson, Executor

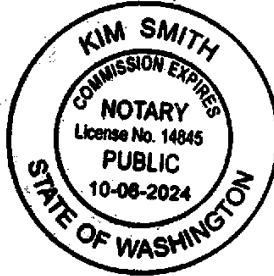
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Bradly B. Olson signed this instrument on oath stated that he is authorized to execute this instrument and acknowledged it as the Personal Representative of the Estate of Ogden R. Olson to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Kim Smith
Signature

notary
Title

My commission expires: 10-6-24



Statutory Warranty Deed
LPB 10-05

Order No.: 22-17167-KS

Page 2 of 5

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 12876 Marine Drive, Anacortes, WA 98221
Tax Parcel Number(s): P68435; 3982-000-002-0004

Property Description:

The South 103.42 feet, as measured along the West line of Lot 2, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11", as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington;

EXCEPT that portion described as follows:

Commencing at the Southeast corner of said Lot 2; thence North 10 degrees 28'30" West, 105.15 feet along said East line to the intersection of the North line of the South 103.42 feet, as measured along the West line of said Lot 2; thence North 89 degrees 01'10" West along said North line 42.61 feet to a fence as it exists on October 5, 1988 and the true point of beginning; thence South 0 degrees 58'50" West along said fence, 2.83 feet; thence South 87 degrees 49'11" West along said fence 55.72 feet; thence North 9 degrees 11'42" West along said fence, 6.00 feet to the before-mentioned North line; thence South 89 degrees 01'10" East along said North line 56.70 feet to the true point of beginning;

TOGETHER WITH an undivided 1/23 interest in and to the following described tract of land for the purpose of giving each owner beach access:

The North 26 feet of Lot 1 as measured on the West side thereof, of "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 11", as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington; EXCEPT the North 6 feet thereof.

EXHIBIT B

22-17167-KS

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Rancho San Juan Del Mar, Subdivision. No. 11

Recorded: November 3, 1969

Auditor's File No.: 732553 (Volume 9, page 84 of Plats)

11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT.

Declaration Dated: October 31, 1969

Recorded: November 18, 1969

Auditor's No.: 733115

Executed By: Orville B. McCorkle and Esther M. McCorkle, his wife, George F. McCorkle and Sally Jo McCorkle, his wife, and Ronald G. Crawford and Patricia L. Crawford, his wife

Said instrument is a re-recording of an instrument recorded November 3, 1969 under Auditor's File No. 732552.

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey

Recorded: December 9, 1988

Auditor's No.: 8812090024

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey

Recorded: January 12, 2010

Auditor's No.: 201001120021

14. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey

Recorded: June 27, 2013

Auditor's No.: 201306270057

Affects: Lots 1 through 21

15. The Company has no knowledge as to whether the owner(s) of the remaining fractional interest(s) in said real estate has (have) any lien or liens upon the specific interest covered herein, whether arising through the payment of taxes or otherwise, and is unwilling to insure against same.

Affects Ptn. of Lot 1

16. Private rights of access, if any, lying within Lot 1.

Statutory Warranty Deed
LPB 10-05

17. Terms and Conditions of Stipulation and Judgment for money damages and injunction filed June 2, 2014 under Skagit County Cause No. 13-2-02170-9. This Company notes that a Full Satisfaction of Judgment regarding the monetary portion was filed on June 5, 2014.

FILED

2022 JUL 27 PM 1:35

HEIDI PERCY
COUNTY CLERK
SNOHOMISH CO. WASH

**Superior Court of Washington
For Snohomish County**

In the matter of the Estate of:

OGDEN R. OLSON,
Deceased

No. 22-4-01472-31

Letters Testamentary
(LTRTS)

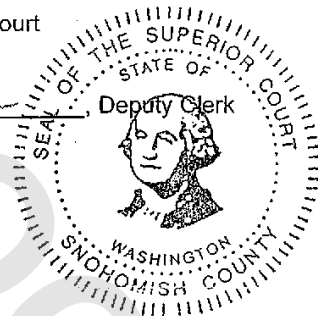
WHEREAS, the Last Will and/or Codicil(s) of the above named deceased having been duly exhibited, proven, and recorded on JULY 27, 2022 in our said Superior Court; and whereas, it appears in and by said document(s) that BRADLY B. OLSON is/are appointed Executor(s) thereon, and whereas, said Executor(s) has/have duly qualified.

NOW, therefore, know all persons by these presents, that we do hereby authorize BRADLY B. OLSON to execute said Will and/or Codicil(s) according to law.

WITNESS my hand and the seal of said court, dated: July 27, 2022.

Heidi Percy, Clerk of Superior Court

By: Kyle Maury Deputy Clerk



State of Washington)
)ss.
County of Snohomish)

I, Heidi Percy, Clerk of the Superior Court of Snohomish County, Washington State, do hereby certify that the above and foregoing is a true and correct copy of Letters Testamentary in the above entitled case, entered on July 27, 2022.

I further certify that these letters are now in full force and effect.

Dated: JUL 27 2022

Heidi Percy, Clerk of Superior Court

By: Kyle Maury
Deputy Clerk

