

When recorded return to:
Eamon P. McKenzie
Kai-Jun Ohana Trust dated August 8th, 2022
5374 Quiet Cove Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241051
Jun 21 2024
Amount Paid \$187830.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620056389

Escrow No.: 620056389

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vern A. Olson and Angela M. Olson, 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 Eamon McKenzie and Jennilyn Edrosa as Trustees of The
Kai-Jun Ohana Trust dated August 8th, 2022

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.)

Lots 1, 2, 3 and 4, Short Plat No. 44-80 in G.L. 5, 24-34-1E, W.M.

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

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/19/24

[Signature]
Vern A. Olson

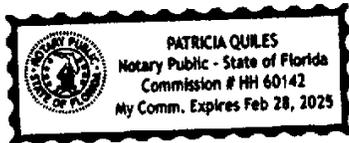
[Signature]
Angela M. Olson

State of Florida

County of Monroe

This record was acknowledged before me on June 19, 2024 by Vern A. Olson and Angela M. Olson.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Florida
My appointment expires: 02/28/2025



By means of physical presence
or online notarization
Produce DL as identification

EXHIBIT "A"
Legal Description

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

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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands 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."

14. 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.
15. City, county or local improvement district assessments, if any.