

202407010076

07/01/2024 03:09 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Stephen T. Olsen and Mackenzie V. Olsen
14150 Beaver Marsh Road
Mount Vernon, WA 98273

212194-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241183
Jul 01 2024
Amount Paid \$11742.50
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Julee L. Bradshaw, an unmarried person, individually and as surviving spouse of Aaron P. Bradshaw**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Stephen T. Olsen and Mackenzie V. Olsen, a married couple**
the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn NE NE, 15-34-3 E W.M.

Tax Parcel Number(s): Portion of 340315-0-006-0004/P22000

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 212194-LT.

Dated: June 24, 2024

(attached to Statutory Warranty Deed)

Julee L. Bradshaw
Julee L. Bradshaw

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25th day of June, 2024 by Julee L. Bradshaw.

Signature [Handwritten Signature]

LPD
Title

My commission expires: August 18, 2024



EXHIBIT "A"**LEGAL DESCRIPTION**

Parcel Number: Portion of 340315-0-006-0004/P22000

That portion of the Northeast Quarter of the Northeast Quarter of Section 15, Township 34 North, Range 3 East, WM described as follows:

Commencing at the Northeast corner of said Section 15;
Thence South 1° 32' 00" West, along the East line of said Northeast Quarter, 507.72 feet to the South line of the North 507.67 feet of said Northeast Quarter and the true point of beginning;
Thence North 89° 13' 41" West, along said South line 146.01 feet;
Thence South 1° 38' 05" East 16.36 feet;
Thence South 1° 32' 44" West 149.87 feet;
Thence South 3° 04' 52" West 97.92 feet;
Thence South 4° 25' 35" West 45.12 feet;
Thence South 10° 23' 10" West 31.70 feet;
Thence South 35° 45' 51" West 36.56 feet;
Thence South 62° 01' 15" West 14.60 feet;
Thence South 0° 46' 19" West 16.04 feet, more or less, to intersect the South line extended Westerly, of that certain parcel as described under Auditors File No. 200703140098;
Thence Easterly along said South line 188.00 feet, more or less to the East line of said Northeast Quarter;
Thence North 1° 32' 00" East 393.36 feet to the true point of beginning.

Except the right of way of Beaver Marsh Road.

Situate in the County of Skagit, State of Washington.