

When recorded return to:
Tanner Roy Galde
326 Klinger Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253206
Sep 30 2025
Amount Paid \$7605.00
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

Escrow No.: 620059859

CHICAGO TITLE
620059859

STATUTORY WARRANTY DEED

THE GRANTOR(S) Olsen Rental Properties LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Tanner Roy Galde, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 16, PLAT OF KLINGER ESTATES, RECORDED MAY 8, 2006 UNDER AUDITOR'S FILE
NO. 200605080213, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P124434 / 4891-000-016-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9-29-25

Olsen Rental Properties LLC

BY: ay
Michael Olsen
ManagerBY: Shelly Olsen
Shelly Olsen
ManagerState of Washington
County of SnohomishThis record was acknowledged before me on 9/29/2025 by Michael Olsen and Shelly Olsen as Manager and Manager, respectively, of Olsen Rental Properties LLC.Marina T Ball
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 4-16-2029

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Klinger Estates:

Recording No: 200605080213

2. Covenants, conditions, restrictions and easements 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: May 8, 2006
Recording No.: 200605080212

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 2006
Recording No.: 200607070003

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 28, 2008
Recording No.: 200810280083

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Klinger Estates Homewner's Association
Recording Date: May 8, 2006
Recording No.: 200605080212

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: May 2, 2005
Recording No.: 200505020130

EXHIBIT "A"Exceptions
(continued)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|-----------------|---------------------------------|
| Granted to: | Comcast of Washington IV, Inc. |
| Purpose: | Broadband communications system |
| Recording Date: | May 20, 2006 |
| Recording No.: | 200607200064 |
6. Ordinance no. 1481-04 and the terms and conditions thereof:
- | | |
|-----------------|------------------|
| Recording Date: | October 13, 2004 |
| Recording No.: | 200410130026 |
7. 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."
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Sedro Woolley.