

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261100
Apr 15 2026
Amount Paid \$9740.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

GRANTOR: STANTON C. G. OLSON and AUDREY OLSON, husband and wife

GRANTEES: TYLER WASILEWSKI and ABIGAIL WASILEWSKI, husband and wife

Legal Description: Exhibit "A"

Abbreviated Form: Ptn SE ¼ Section 30, Township 34 N, Range 04 E. W.M.

Assessor's Tax Parcel No.: P100070; 340430-4-010-0100

THE GRANTOR, STANTON C. G. OLSON and AUDREY OLSON, husband and wife, for and in consideration of Ten and No/100s Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to the GRANTEES, TYLER WASILEWSKI and ABIGAIL WASILEWSKI, husband and wife, all of Grantors' right, title and interest in and to the following described real property, situated in the County of Skagit, State of Washington, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Easements, covenants, restrictions and reservations of record.

Situated in Skagit County, Washington.

/// Signature follows ///

STATUTORY WARRANTY DEED

DATED: 4-1-2026, 2026

Stanton C.G. Olson
STANTON C. G. OLSON

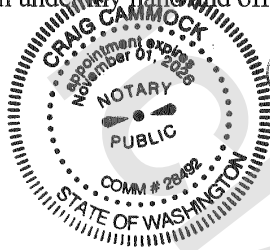
Audrey Olson
AUDREY OLSON

STATUTORY WARRANTY DEED

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **STANTON C. G. OLSON** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 1 day of April, 2026.



[Handwritten Signature]

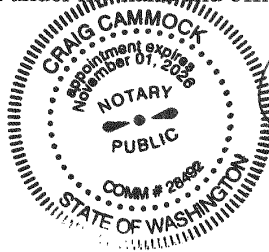
(Signature of Notary)
CRAIG CAMMOCK

(Legibly Print or Type Name of Notary)
My appointment expires: 11-1-2026

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **AUDREY OLSON** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 1 day of April, 2026.



[Handwritten Signature]

(Signature of Notary)
CRAIG CAMMOCK

(Legibly Print or Type Name of Notary)
My appointment expires: 11-1-2026

STATUTORY WARRANTY DEED

EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Parcel A:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the West line of said subdivision with the South line of the Britts Slough Road;
thence South along said West line, a distance of 510 feet;
thence East at right angles to said West line, a distance of 190 feet;
thence North parallel with the West line of said subdivision, a distance of 425 feet, more or less, to the South line of the Britts Slough Road;
thence Westerly along the South line of said road to the point of beginning.

TOGETHER WITH that portion of Lot 2 of Skagit County Short Plat No. 58-81, approved December 31, 1981 and recorded December 31, 1981 under Auditor's File No. 8112310065, in Volume 5 of Short Plats, page 157, records of Skagit County, being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 34 North, Range 4 East of the Willamette Meridian; EXCEPT ditch right of way and EXCEPT right of way of Dike District No. 3 as delineated on the face of the Short Plat; described as follows:

Beginning at the Southeast corner of Lot 1 of said Skagit County Short Plat No. 58-81;
thence South 0°06'26" East along the East line of said subdivision and of said Lot 2, a distance of 161.43 feet, more or less, to the Southwest corner of that tract of land conveyed to Stanton C.G. Olson, Grantee from Julie Marie Olson, Grantor by that instrument dated January 11, 2002 and recorded January 16, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington;
thence continuing South 0°06'26" East along the East line of said subdivision, a distance of 3.54 feet;
thence North 86°22'36" West, a distance of 301.99 feet;
thence North 3°49'27" East, a distance of 161.68 feet, more or less, to a point at the Westerly projection of the South line of said Lot 1;
thence South 86°57'17" East, along the South line of said Lot 1 and the Westerly projection thereof, a distance of 290.70 feet, more or less, to the Point of Beginning.

ALSO TOGETHER WITH that portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, lying South and West of the county road running along the East side of Britts Slough and being shown as Parcel B on Skagit County Short Plat No. 58-81 Revised as recorded in Volume 5 of Short Plats at Page 157, as Auditor's File No. 8112310065, records of Skagit County, Washington; EXCEPT road; EXCEPT that portion conveyed to Skagit County for road purposes by deed dated June 30, 1959, and recorded July 17, 1959, as Auditor's File No. 583297, ALSO EXCEPT Drainage District No. 23 Rights-of-Way; ALSO EXCEPT that portion thereof, if any, lying within the Right-of-way of Dike District No. 3; being more particularly described as follows:

Commencing at the intersection of the West line of said subdivision with the South line of the Britt Slough Road;
thence South 0°06'26" East along said West line a distance of 510 feet to the Southwest corner of that tract of land conveyed to Stanton C.G. Olson, Grantee from Julie Marie Olson, Grantor by that instrument dated January 11, 2002 and recorded January 16, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington, and which point is the True Point of Beginning of this property description;
thence North 89°53'34" East, along the South line of said Stanton Olson tract to the Southeast corner thereof, at right angles to said West line a distance of 190 feet;
thence North 0°06'26" West, parallel with the West line of said subdivision along the East line of said Stanton Olson tract, a distance of 410.99 feet, more or less, to the Northeast corner of said Stanton Olson tract at a point on a curve along the South line of the Britt Slough Road, at which point the tangent to said curve bears South 63°05'47" East;

thence in a Southeasterly direction along the South line of the Britt Slough Road on a curve to the left having a radius of 603.00 feet and a central angle of $10^{\circ}35'28''$, an arc distance of 111.46 feet;
 thence South $0^{\circ}06'26''$ East, parallel with the West line of said subdivision, a distance of 183.61 feet;
 thence North $75^{\circ}19'21''$ West, a distance of 85.21 feet;
 thence South $5^{\circ}15'20''$ West, a distance of 224.86 feet to a point which bears South $0^{\circ}06'26''$ East, a distance of 15.93 feet from the Southeast corner of said Stanton Olson tract;
 thence North $86^{\circ}22'36''$ West, a distance of 190.40 feet, more or less, to the West line of said subdivision;
 thence North $0^{\circ}06'26''$ West along said West line a distance of 3.54 feet, more or less, to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities over, across and under the following described 20-foot wide strip of land:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, lying South and West of the county road commonly referred to as Britt Road, formerly Britt Slough Road, running along the East side of Britts Slough, described as follows:

Commencing at the intersection of the West line of said subdivision with the South line of the Britt Slough Road;
 thence South $0^{\circ}06'26''$ East along said West line a distance of 510 feet to the Southwest corner of that tract of land conveyed to Stanton C.G. Olson, Grantee from Julie Marie Olson, Grantor by that instrument dated January 11, 2002 and recorded January 16, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington;
 thence North $89^{\circ}53'34''$ East, along the South line of said Stanton Olson tract to the Southeast corner thereof, at right angles to said West line a distance of 190 feet;
 thence North $0^{\circ}06'26''$ West, parallel with the West line of said subdivision along the East line of said Stanton Olson tract, a distance of 410.99 feet, more or less, to the Northeast corner of said Stanton Olson tract at a point on a curve along the South line of the Britt Slough Road, at which point the tangent to said curve bears South $63^{\circ}05'47''$ East;
 thence in a Southeasterly direction along the South line of the Britt Slough Road on a curve to the left having a radius of 603.00 feet and a central angle of $18^{\circ}28'57''$, an arc distance of 194.51 feet to the most Northeasterly corner of the Randall Olson, etal. property as Boundary Line Adjusted on or about this date;
 thence South $3^{\circ}46'40''$ East along the East line of said Randall Olson, etal. property, a distance of 101.63 feet to the True Point of Beginning of this 20 feet wide Easement Description approximately centered upon an old existing driveway;
 thence continuing South $3^{\circ}46'40''$ E along the East line of said Randall Olson, etal. property as Boundary Line Adjusted, a distance of 22.37 feet;
 thence South $56^{\circ}59'27''$ West, a distance of 37.90 feet to the Point of Curvature of a curve to the right;
 thence along said curve in a Southwesterly direction having a radius of 90 feet and a central angle of $38^{\circ}09'49''$, an arc length of 59.95 feet, more or less, to the East line of the Stanton Olson property as Boundary Line Adjusted on or about this date;
 thence North $0^{\circ}06'26''$ West, along said Stanton Olson East property line, a distance of 20.11 feet to a point on a curve having a radius of 70 feet, at which point the tangent to said curve bears South $83^{\circ}20'09''$ East;
 thence along said curve to the left in a Northeasterly direction having a radius of 70 feet and a central angle of $39^{\circ}40'24''$, an arc length of 48.47 feet to the Point of Tangent of said curve;
 thence North $56^{\circ}59'27''$ East, a distance of 49.10 feet, more or less, to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.