

When recorded return to:
Olivia Olson
Randal Olson
1113 35th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262881

Sep 03 2026

Amount Paid \$12944.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
Pacific Northwest Title of Kitsap County
Order Number: 3-526129
60035776-356

Statutory Warranty Deed

Grantor(s): Hannah Flourney Herrera, Calli Flourney, Wacie Ann Flourney, Connor Wayne Flourney, and Cooper Scott Flourney of The Estate of Bruce Flourney and the Estate of Mitzi Flourney
Grantee(s): Randal Olson and Olivia Olson

Abbreviated Legal:

Lots 6, 7 & 8, Blk 13, Queen Anne Add to Anacortes, except ptn AF# 201404240097

Additional legal(s) on page: 3

Assessor's Tax Parcel Number(s): 3812-013-008-0007/P58750

THE GRANTOR(S) **Hannah Flourney Herrera, Calli Flourney, Wacie Ann Flourney, Connor Wayne**

Flourney, Cooper Scott Flourney, the sole heirs of the Estate of Bruce Flourney and the Estate of Mitzi

Flourney, for and in consideration of Ten dollars and other good and valuable consideration in hand paid, conveys, and warrants to **Randal Olson and Olivia Olson, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington:

AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

SUBJECT TO:

AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$936,000.00, until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Dated: August 28, 2026

The Estate of Bruce Flournoy and the Estate of Mitzi Flournoy

By: Hannah Flournoy Herrera

Hannah Flournoy Herrera, the heirs of the Estate of Bruce Flournoy and the Estate of Mitzi Flournoy

By: Calli Flournoy

Calli Flournoy, the heirs of the Estate of Bruce Flournoy and the Estate of Mitzi Flournoy

The Estate of Wacie Ann Flournoy,
A Minor

By: Hannah Flournoy Herrera

Hannah Flournoy Herrera, Conservator appointed pursuant to Cause No. 26-4-00188-29

By: Manuel Inigo Herrera

Manuel Inigo Herrera, Conservator appointed pursuant to Cause No. 26-4-00188-29

The Estate of Connor Wayne Flournoy,
A Minor

By: Hannah Flournoy Herrera

Hannah Flournoy Herrera, Conservator appointed pursuant to Cause No. 26-4-00188-29

By: Manuel Inigo Herrera

Manuel Inigo Herrera, Conservator appointed pursuant to Cause No. 26-4-00188-29

The Estate of **Cooper Scott Flournoy**,
A Minor

By: Hannah Flournoy Herrera

Hannah Flournoy Herrera, Conservator appointed pursuant to Cause No. 26-4-00188-29

By: Manuel Inigo Herrera

Manuel Inigo Herrera, Conservator appointed pursuant to Cause No. 26-4-00188-29

Acknowledgement for Statutory Warranty Deed
3-526129

STATE OF WASHINGTON
COUNTY OF ~~KITCOAP~~ PIERCE

KAP

This record was acknowledged before me on this 1st day of September, 2026,
by Calli Flournoy, heir of The Estate of Bruce Flournoy and the Estate of Mitzi Flournoy and Manuel
Inigo Herrera, Conservator appointed pursuant to Cause No. 26-4-00188-29, and Hannah Flournoy
Herrera, heir of The Estate of Bruce Flournoy and the Estate of Mitzi Flournoy and Conservator
appointed pursuant to Cause No. 26-4-00188-29.

Kristi Ann Pond

Signature

Notary Public - Kristi Ann Pond

Title

WA State - Pierce county

My commission expires:09/09/2028

KRISTI ANN POND
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 103642
COMMISSION EXPIRES 09/09/2028

Notarized remotely online using communication technology via Proof.

EXHIBIT A
LEGAL DESCRIPTION

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

Lots 6 to 8, inclusive, Block 13, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 39, records of Skagit County, Washington.

Less a triangular parcel as shown on Auditor's File No. 201404240097 and described as follows:

Beginning at the Northeast corner of said Lot 8;
thence South 01°56'25" West, along the East lot line of said Lot 8, 24.42 feet to a board fence and the true point of beginning;
thence West 0.91 feet, along said board fence;
thence South 00°06'23" East, 29.82 feet along said board fence to the intersection of the East lot line of said Lot 8;
thence North 01°56'25" East, 29.85 feet along the East line of said Lot 8 to the true point of beginning and the end of this triangular parcel.

Situate in County of Skagit, State of Washington

SUBJECT TO:

Municipal assessments and impact fees, if any, levied by City of Anacortes.

Matters as disclosed by survey recorded January 31, 1992 under Auditor's File No. 9201310064 , records of Skagit County, Washington.

Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on 08162012 under Auditor's File No. 201208160091 . Reference is made to said document for full particulars.

Matters as disclosed by survey recorded April 24, 2014 under Auditor's File No. 201404240097 , records of Skagit County, Washington.

All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the boundary line adjustment recorded as Instrument #201601270051 in the official records .

Boundary Line Adjustment - BLA-2015-0010 Survey and the terms and conditions thereof as recorded January 27, 2016 under Auditor's File No. 201601270052 .

Initials: HF HF HF HF CF
MLH MLH MLH