



201911260057

11/26/2019 10:51 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

City of Seattle *Seattle City Light Real Estate Services*
P.O. Box 34023 *Attn: Mary Davis*
Seattle, WA 98124 *SMT Room 3338*

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald L. Crosson and Carol L. Crosson, a married couple, PO Box 101, Tokeland, WA 98590,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to City of Seattle, a Municipal Corporation of the State of Washington

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lots 1 and 2, Skagit Steelhead Tracts

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P69512 & 4012-000-002-0006 & P69511 & 4012-000-001-0007

Dated: 11-22-19

Donald L. Crosson
Donald L. Crosson

Carol L. Crosson
Carol L. Crosson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-5159
NOV 26 2019

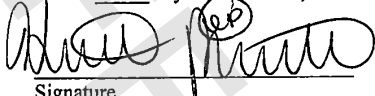
Amount Paid \$ *2408.00*
Skagit Co. Treasurer
By *MAM* Deputy

Att 7 – Statutory Warranty Deed for Crosson
V1

STATE OF WASHINGTON
COUNTY OF ~~SNOHOMISH~~ Greys Harbor

I certify that I know or have satisfactory evidence that Donald L. Crosson and Carol L. Crosson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 22nd day of November, 2019



Signature

Branch Asst. Manager
Title

My appointment expires: 09/09/2023

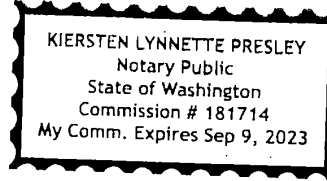


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 50075 Concrete Sauk Valley Road, Concrete, WA 98237
Tax Parcel Number(s): P69512 & 4012-000-002-0006 & P69511 & 4012-000-001-0007

Property Description:

Lots 1 and 2, "The Plat of Skagit Steelhead Tracts", as per Plat recorded in Volume 8 of Plats, Page 10, records of Skagit County, Washington.

EXHIBIT B

19-2107-KH

1. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

2. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

3. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Skagit River.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skagit Steelhead Tracts recorded October 11, 1960 as Auditor's File No. 599653.

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded September 2, 1994 as Auditor's File No. 9409020027.

6. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded May 29, 2003 as Auditor's File No. 200305290083 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

7. Regulatory notice/agreement regarding Special Flood Hazard Zone that may include covenants, conditions and restrictions affecting the subject property, recorded July 3, 2003 as Auditor's File No. 200307030116 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.