



Skagit County Auditor 1/11/2018 Page 1 of 3 1:48PM \$76.00

When recorded return to: City of Seattle 700 5th Ave Ste 3200 AP SMT Room 3338 Seattle, WA 98124-9871

Recorded at the request of: Guardian Northwest Title File Number: 114489

Statutory Warranty Deed

114489 GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Stephen D. McElfresh and Valerie S. McElfresh, as their interests appear of record for and in consideration of TEN DOLLARS AND OTHER GOOD AND 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 of Skagit, State of Washington

Abbreviated Legal: Section 31, Township 33 North, Range 11 East; Ptn Gov't Lot 1

\*husband and wife

For Full Legal See Attached Exhibit "A"

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): P107292, 331131-0-001-0908

Dated 12-15-17

Signature of Stephen D. McElfresh

Signature of Valerie Sue McElfresh

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2018146 JAN 11 2018

STATE OF Washington } COUNTY OF Skagit } SS:

Amount Paid \$ 717.00 By Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Stephen D. McElfresh and Valerie Sue McElfresh, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-15-17

Signature of Notary Public

Printed Name: Katie Hickok Notary Public in and for the State of Washington Residing at , Mt Vernon My appointment expires: 1/07/2019



**EXHIBIT A**

Parcel 8 of an Unrecorded Parcel Map dated November 1, 1972, prepared by Hieber and Crossman, described as follows:

That portion of Government Lot 1, of Section 31, Township 33 North, Range 11 East, W.M., described as follows:

Commencing at the Northeast corner of said Section 31; thence South 0 degrees 05' 59" West along the East line of said Section, a distance of 374.70 feet to the true point of beginning; thence continue South 0 degrees 05' 59" West along said East line, a distance of 353.98 feet to the centerline of an existing forest service road; thence North 44 degrees 51' 06" West along the centerline of said service road, a distance of 173.86 feet; thence South 41 degrees 15' West, 1200 feet, more or less, to the Old Channel of the Skiatlet River; thence Northwesterly along said channel to a point lying South 47 degrees 30' West of the true point of beginning; thence North 47 degrees 30' East, a distance of 1800 feet, more or less, to the true point of beginning, EXCEPT any portion thereof lying within the boundaries of Parcel 9 of said Unrecorded Survey as said Parcel 9 is described in document recorded under Auditor's File No. 8912260058, AND ALSO EXCEPT any portion thereof lying within the boundaries of Parcel 7, of said Unrecorded Survey as said Parcel 7 is described in document recorded under Auditor's File No. 8409130006, records of Skagit County, Washington.

TOGETHER WITH and SUBJECT TO a 20 foot wide non-exclusive easement for ingress and egress as said easement is shown on Exhibit "A" of document recorded under Auditor's File No. 8302280055, records of Skagit County, Washington.

## Exhibit B

### EXCEPTIONS:

- A. An easement granted to the United States Forest Service for road, as disclosed by Contract recorded under Auditor's File No. 831340, records of Skagit County, Washington, and various other documents of record.
- B. Any question that may arise due to the shifting or change in the course of the Suiattle River or to said river having changed its course.
- C. A 20 foot easement for ingress and egress, as disclosed by a 5 Acre Parcel Map attached to Contract dated July 26, 1978, and recorded September 26, 1978, as Auditor's File No. 888237.
- D. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
- E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY.

Name:	Boundary Survey for Cyril Frol
Recorded:	September 7, 1994
Auditor's No.:	9409070001