

202002280114
02/28/2020 01:29 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

City of Seattle, a Municipal Corporation of the State of Washington
PO Box 34023
Seattle, WA 98124

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Gene R. Rasmussen, as his separate property, PO Box 2724, Stanwood, WA 98292,

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

18-1088

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:
Portions of GL 4 in Section 14 and GL 8 in Section 15 all in Twp. 35 N, R. 11 E, WM

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): P46056 & 351114-0-007-0409 & P46055 & 351114-0-007-0300 & P46057 & 351114-0-
007-0508

Dated: 2/28/2020
Gene R. Rasmussen
Gene R. Rasmussen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 28 2020

Amount Paid \$ 005
Skagit Co. Treasurer
By MG Deputy

Att 19 – Statutory Warranty Deed for Rasmussen
V1

STATE OF WASHINGTON
COUNTY OF SKAGIT

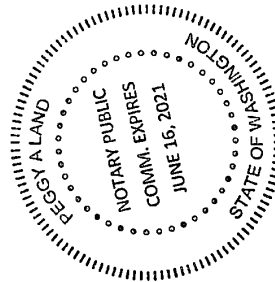
I certify that I know or have satisfactory evidence that Gene R. Rasmussen is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28 day of February, 2020

Peggy A Land
Signature

Escrow Assist.
Title

My appointment expires: June 16, 2021



Att 19 – Statutory Warranty Deed for Rasmussen
V1

EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN East Cascade Way, Concrete, WA 98237
Tax Parcel Number(s): P46056 & 351114-0-007-0409 & P46055 & 351114-0-007-0300 & P46057 & 351114-0-007-0508

Property Description:

PARCEL "A":

Tracts 1, 2 and 3 of Short Plat No. 39-74, approved on July 30, 1974, recorded on August 15, 1974, under Auditor's File No. 805004, records of Skagit County, Washington, being a portion of Government Lot 4, in Section 14, and of Government Lot 8 in Section 15, Township 35 North, Range 11 East of W.M.

Situate in County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress, drainage and utilities as described in document recorded on January 29, 1973, under Auditor's File No. 779995, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

18-1088-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 Cascade River, or its banks, or which may result from such change in the future.

2. 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.)

3. Agreement, affecting subject property, regarding road usage and the terms and provisions thereof between Bradsberry Timber and Bellingham Plywood Co., dated 9/24/1945, recorded 9/15/1952 as Auditor's File No. 479844. Said Agreement was actually an assignment of an unrecorded agreement from Bellingham Plywood Co. to Eclipse Lumber Company.

4. Agreement, affecting subject property, regarding road usage and the terms and provisions thereof between Bradsberry Timber Co. and John S. Pankratz, dated 9/10/1946, recorded 7/26/1954 as Auditor's File No. 504382.

5. Easement, affecting a portion of subject property for the purpose of road usage including terms and provisions thereof granted to State of Washington recorded 1/13/1965 as Auditor's File No. 660830

6. 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 Cascade River Park No. 1 recorded 8/21/1963 as Auditor's File No. 639857.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

7. 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 Cascade River Park No. 2 recorded 5/17/1966 as Auditor's File No. 682848.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

8. Easement, affecting a portion of subject property for the purpose of ingress, egress, drainage and utilities including terms and provisions thereof granted to William Hulbert Mill Co., et al, recorded 1/29/1973 as Auditor's File No. 779995

9. Acknowledgment from Bernard M. Brill, et al, recorded 12/22/1975 as Auditor's File No. 827717 to the effect that the property described herein is subject to the covenants of Cascade River Park No. 1 and Cascade River Park No. 2 among other topics set forth therein.

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V1

10. 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 Short Plat No. 39-74 recorded 7/30/1974 as Auditor's File No. 805004.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Statutory Warranty Deed
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Order No.: 18-1088-KH

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