

When recorded return to:
City of Seattle/SCL RM SMT 3338
700 5th Ave Ste 3200/ PO Box 34023
Seattle, WA 98124-4023



Skagit County Auditor \$74.00
6/29/2016 Page 1 of 2 10:43AM

Recorded at the request of:
Guardian Northwest Title
File Number: 110454

Statutory Warranty Deed

110454
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Norman R. Hansen, Trustee of the Norman R. Hansen Trust dated May 22, 1997 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The 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 29, Township 36 North, Range 11 East; Ptn. Gov't Lot 6

Tax Parcel Number(s): P51855, 361129-0-004-0008

The North 1/2 of the South 1/2 of Government Lot 6, Section 29, Township 36 North, Range 11 East, W.M.

TOGETHER WITH a conditional easement of sufficient width for road purposes over and across lands owned by Gerald Peterson and H. Viola Peterson, husband and wife, in Section 29 and 32 of Township 36 North, Range 11 East, W.M., all as granted by decree entered October 26, 1970, in Skagit County Superior Court Cause No. 31312.

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 per Exhibit "A" attached hereto

Dated JUNE 8, 2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 26 87
JUN 29 2016

Norman R. Hansen Trust dated May 22, 1997

[Signature]
By: Norman R. Hansen, Trustee

Amount Paid \$ 1251.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Minnesota }
COUNTY OF Beltrami } SS:

I certify that I know or have satisfactory evidence that Norman R. Hansen is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Trustee of the Norman R. Hansen Trust dated May 22, 1997, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: June 8, 2016

Rose M. Holm

Notary Public in and for the State of Minnesota
Residing at Bemidji, MN
My appointment expires: Jan 31st, 2021



Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 110454
6 of 10

SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Hideaway Lands, Inc.
Recorded: December 29, 1970
Auditor's No.: 747342

B. Covenants, conditions and stipulations affecting the easement covered herein as contained in that certain decree entered October 26, 1970, in Skagit County Superior Court Cause No. 31312.

C. Rights of Gerald Peterson and H. Viola Peterson, husband and wife, and their designees, permittees and vendees to use all existing roads owned by Hideaway Lands, Inc. and by C. & A. Logging Company, in Section 32, Township 36 North, Range 11 East of the Willamette Meridian, as granted by decree entered October 26, 1970, in Skagit County Superior Court Cause No. 31312.

D. Agreement for maintenance of two existing gates by and between Hideaway Lands, Inc. and C. & A. Logging Company, as first parties, and Gerald Peterson and H. Viola Peterson, his wife, as second parties, dated October 15, 1970, and filed November 9, 1970, in Skagit County Superior Court Cause No. 31312.

E. 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.)

F. 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

G. 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: Survey
Recorded: May 21, 1991
Auditor's No.: 9105210003

H. 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: Survey
Recorded: January 4, 2016
Auditor's No.: 201601040083