



201701230181

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

Skagit County Auditor \$75.00  
1/23/2017 Page 1 of 3 1:35PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 111978

### Statutory Warranty Deed

111978

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR Brian P. Bratager, as his separate estate 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 31, Township 33 North, Range 11 East; Ptn. Gov't Lot 1

Tax Parcel Number(s): **P18981, 331131-0-001-0505**

That portion of Government Lot 1, Section 31, Township 33 North, Range 11 East of the Willamette Meridian, described as follows:

Commencing at a point on the North line of said Section 31 which bears, North 89°50'42" West a distance of 434.54 feet from the Northeast corner of said section;  
thence South 17°44'36" East a distance of 86.92 feet to the point of beginning;  
thence South 17°44'36" East a distance of 86.92 feet;  
thence South 80°30' West 1500 feet, more or less, to the Suiattle River; as shown in Exhibit A of Deed recorded October 10, 2016, under Skagit County Auditor's File No. 201610100122;  
thence Northwesterly along said river to a point lying South 86°00' West of the point of beginning;  
thence North 86°00' East 1640 feet, more or less, to the point of beginning;

(Being known as Parcel 2 of an unrecorded 5-acre parcel map dated November 1, 1972 and prepared by Heiber and Crossman).

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 "A" attached hereto

Dated 1-19-17

\_\_\_\_\_  
Brian P. Bratager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017-269  
JAN 23 2017

Amount Paid \$ 717.00  
Skagit Co. Treasurer  
By mem Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brian P. Bratager, 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: 1-19-17



\_\_\_\_\_  
Printed Name: Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at 2 Sedco Woods  
My appointment expires: 3/7/20

Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 111978  
~~60711~~

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:**

In Favor Of: United States Forest Service  
Recorded: March 9, 1976  
Auditor's No.: 831340  
For: Forest Service Road  
Affects: Forest Service Road

**B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:**

In Favor Of: Joseph R. Jones  
Recorded: September 1, 1978  
Auditor's No.: 888237  
For: 20 foot easement for ingress and egress  
Affects: Road as disclosed on Exhibit A

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

Entitled: Statutory Warranty Deed  
Recorded: February 28, 1983  
Auditor's No.: 8302280054

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: United States of America  
Recorded: December 1, 1983  
Auditor's No.: 8312010033  
Purpose: Road  
Area Affected: Suiattle River Road #26

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

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 111978  
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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: Suiattle River

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

H. 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.)