

AFN #20180330930
02/23/2018 at 02:06 PM
DOCTYPE: DEED # PAGES: 2
MARIANNE NICHOLS, AUDITOR, PEND OREILLE COUNTY, W,
FILED BY: FRONTIER TITLE AND ESCROW

AFTER RECORDING RETURN TO:

Real Estate Department
The City of Seattle
P.O. Box 34023
Seattle, WA 98124-4023

Excise Tax on Real Estate Sale
Amount Paid \$ 18316.00
Date 2-23-2018
#7345
Treasurer
Pend Oreille County, Washington
By _____ Deputy

Statutory Warranty Deed

THE GRANTORS **Jeffrey P. Massnick, a single man**, for and in consideration of Ten Dollars and Other Valuable Consideration, in hand paid, conveys and warrants to **The City of Seattle, *** the following described real estate situated in the County of Pend Oreille, State of Washington:

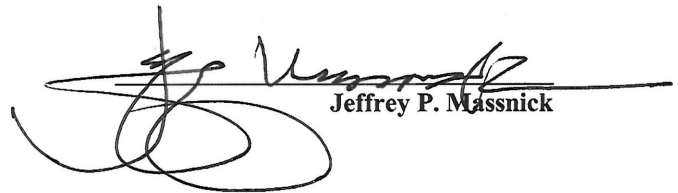
*a municipal Corporation of the State of Washington

That part of Government Lot 1 lying Westerly of the Chicago, Milwaukee, St. Paul & Pacific Railroad, and the North 100 feet of Government Lot 4; all in Section 8, Township 38 North, Range 43 E.W.M., in Pend Oreille County, Washington.

SUBJECT TO: See EXHIBIT "A", attached hereto and made a part hereof by reference.

Assessor's Parcel No.: **433808010002**

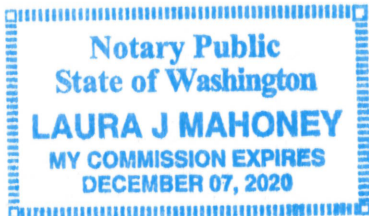
Dated : 2-27-18

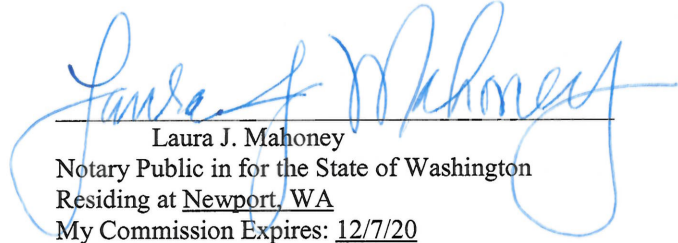

Jeffrey P. Massnick

State of Washington }
 } ss.
County of Pend Oreille }

I certify that I know or have satisfactory evidence that **Jeffrey P. Massnick** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 21 day of February 2018.





Laura J. Mahoney
Notary Public in for the State of Washington
Residing at Newport, WA
My Commission Expires: 12/7/20

Exhibit "A"

Attachment to Stat. Warranty Deed

Massnick to Seattle

Dated: February 21, 2018

SUBJECT TO:

1. Right of way for county road, Lehigh Hill Road.
2. Easement, including the terms and provisions contained in document:
Recorded: 12/13/1985
Recording No.: 188739
In favor of: General Telephone Company of Northwest, Inc.
For: provide communication service, power service, and other related services

Assignment and Assumption of recorded easement and right-of-way between GTE Northwest Incorporated (formerly known as General Telephone Company of the Northwest, Inc.), as grantor and Pend Oreille Telephone Company, as grantee recorded 02/29/1997, Recording No. 237394.

3. Any question as to the true location of the lateral boundaries of said Pend Oreille River.
4. Any question that may arise due to the shifting and changing in the course of Pend Oreille River.
5. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose 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).

END Exhibit "A"