



When recorded return to:
Seattle City Light
Real Estate Services
Attn: Mary Davis, SMT Room 3338
700-5th Ave Ste 3200
Post Office Box 34023
Seattle, WA 98124-4023

Skagit County Auditor \$74.00
7/16/2014 Page 1 of 3 3:40PM

Recorded at the request of:
Guardian Northwest Title
File Number: 107131

Statutory Warranty Deed

107131-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Richard Delay, as his separate estate, as to Tracts 3 and 4; and Jodelle E. Matthews, who is now known as Jodelle Delay, as her separate estate, and Richard Delay, as his separate estate, as to Tract 5 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 16, Township 35 North, Range 8 East; Ptn. of Gov. Lots 1 and 5 (aka Tracts 3, 4 and 5, S.P. #123-77)

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): P44002, 350816-0-006-0501, P44001, 350816-0-006-0502, P43998, 350816-0-006-0205

Dated 6-10-14

Jodelle E. Matthews

Richard Delay

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142528
JUL 16 2014

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Jodelle E. Matthews and Richard Delay, 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: 6/10/14

Printed Name: Drew McMurry
Notary Public in and for the State of Washington
Residing at 15415 Westminister Way N, Seattle
My appointment expires: Jan 13, 2018

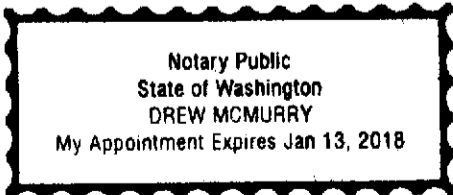


EXHIBIT A

Tracts 3, 4 and 5 of Short Plat No. 123-77, approved January 6, 1978, recorded January 6, 1978, in Volume 2 of Short Plats, page 171, as Auditor's File No. 871594, records of Skagit County, Washington, being a portion of Government Lot 1 and Government Lot 5, Section 16, Township 35 North, Range 8 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Hazel Place, Tract "A" and the easement road as shown on said Short Plat as providing access to the Gordon Road.



201407160039

Exhibit B

EXCEPTIONS:

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

Executed By: State of Washington
Recorded: June 30, 1910 and March 14, 1917
Auditor's No.: 80070 and 118036

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The County of Skagit
Recorded: November 26, 1924
Auditor's No. 179043
Purpose: Establish and maintenance of hydrographic station
Area Affected: Real estate under search and other property

C. 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: Short Plat 123-77
Recorded: January 6, 1976
Auditor's No.: 871594

D. 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 31, 1994
Auditor's No.: 9405310111

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

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company

