

When recorded return to:
The City of Seattle
700 5th Ave. Suite 3200
Seattle, WA 98124-9871

Recorded at the request of:
Guardian Northwest Title
File Number: 113139



201704130066
Skagit County Auditor \$76.00
4/13/2017 Page 1 of 4 2:00PM

Statutory Warranty Deed

113139

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR **Darren V. Ross**, 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** 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

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): **P18982, 331131-0-001-0604**

Dated 4-4-17

Darren V. Ross

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171491
APR 13 2017

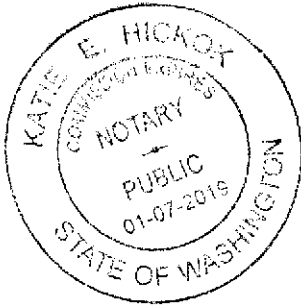
Amount Paid \$ 170.40
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Darren V. Ross**, 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: 4-4-17

Printed Name: **Katie Hickok**
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2019



Order No:

EXHIBIT A

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 31;
thence South 17°44'36" East a distance of 173.84 feet to the point of beginning;
thence South 17°44'36" East 86.92 feet;
thence South 73°20' West 1400 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. 201610100121;
thence Northwesterly along said river to a point lying South 80°30' West from the point of beginning;
thence North 80°30' East 1500 feet, more or less, to the point of beginning;

(Being known as Parcel 3 of an unrecorded 5-acre parcel map dated November 1, 1972 and prepared by Heiber and Crossman).

Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. 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

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

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

C. 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

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

E. 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

F. 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.

G. 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.)