



201509230061

When recorded return to:

City of Seattle

Real Estate Services, Attn: Mary Davis, 700 5th Avenue, Ste 3338,
700 5th Avenue, Ste 3200
Seattle, WA 98124

Skagit County Auditor

\$73.00

9/23/2015 Page

1 of

2 2:31PM

Recorded at the request of:

Guardian Northwest Title

File Number: 109270

Statutory Warranty Deed

109270-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS L. Ward Nelson and Cathryn J. Nelson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to 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 aka Lot 1 Survey

Tax Parcel Number(s): P18976, 331131-0-001-0000

Lot 1 of Survey filed in Volume 16 of Surveys, page 61, as recorded under Auditor's File No. 9409070001 on September 7, 1994, records of Skagit County; being a portion of Government Lot 1, Section 31, Township 33 North, Range 11 East, W.M.

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 September 22, 2015

L. Ward Nelson
L. Ward Nelson

Cathryn J. Nelson
Cathryn J. Nelson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that L. Ward Nelson and Cathryn J. Nelson, 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: 9/22/15

Katie Hickok
Printed Name: Katie Hickok Tolleeta Southwick
Notary Public in and for the State of Washington
Residing at MU
My appointment expires: 1/07/2019 6/15/19



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153864
SEP 23 2015

Amount Paid \$ 806.20
Skagit Co. Treasurer
By HD Deputy

Exhibit A

EXCEPTIONS:

A. 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

B. 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.)

C. A 20-foot wide easement for ingress and egress as delineated on an unrecorded 5 Acre Parcel Map dated November 1, 1972 attached to Auditor's File No. 888237 and other documents of record.

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: September 7, 1994
Auditor's No.: 9409070001

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