

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



201409290145

Skagit County Auditor \$73.00
9/29/2014 Page 1 of 2 3:44PM

Recorded at the request of:
Guardian Northwest Title
File Number: 107132

Statutory Warranty Deed

107132-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR, Lonesome Valley, L.L.C., a Washington Limited Liability Company 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 23, Township 35 North, Range 10 East; Ptn. of N 1/2 of SE 1/4; Lots 1 through 4, SP 96-0078

Tax Parcel Number(s): P45507, 351023-0-029-0007, P45530, 351023-4-001-0001, P110610, 351023-4-001-0100, P110611, 351023-4-001-0200, P110612, 351023-4-001-0300

Lots 1 through 4 of Skagit County Short Plat No. 96-0078, approved November 18, 1996 and recorded December 3, 1996 under Auditor's File No. 9612030069 in Volume 12 of Short Plats, pages 161 and 162, records of Skagit County, Washington, being a portion of the North 1/2 of the Southeast 1/4 of Section 23, Township 35 North, Range 10 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 per Exhibit "A" attached hereto

Dated 9-22-14

Lonesome Valley, L.L.C., a Washington Limited Liability Company

By: [Signature]
Eric Blank, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143628

SEP 29 2014

Amount Paid \$ 5790.⁰⁰
Skagit Co. Treasurer

By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eric Blank is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Member of Lonesome Valley, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-22-14

[Signature]

Katie Hickok
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 1/07/2015

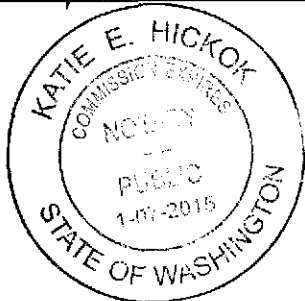


EXHIBIT "A"

A. 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.)

B. 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

C. Right of the State Washington in and to that portion of said premises, if any, lying in the bed of the Skagit River.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Leon T. Gifford and Sheila J. Gifford, husband and wife
Dated: Not Disclosed
Recorded: September 20, 1990
Auditor's No.: 9009200076
Purpose: Ingress, egress and utilities
Area Affected: The East 60 feet of the Northeast 1/4 of the Southeast 1/4

E. Roadway easement 60 feet in width adjoining the Easterly boundary of "ASSESSOR'S PLAT OF JED LAND COMPANY TRACTS", shown on said plat recorded in Volume 9 of Plats, page 109, records of Skagit County, Washington. Said easement also disclosed on Short Plat No. 96-0078.

F. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: November 27, 1996
Recorded: December 3, 1996
Auditor's No.: 9612030070
Affects: East 60 feet of Lots 1, 2, 3 and 4, Skagit County Short Plat No. 96-0078

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 96-0078
Recorded: December 3, 1996
Auditor's No.: 9612030069

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY.

Auditor's File No.: 8407250023
Document Title: Findings of Fact
Regarding: Variance

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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