



201409120068

Skagit County Auditor \$73.00
9/12/2014 Page 1 of 2 10:34AM

When recorded return to:
The City of Seattle, a Municipal Corporation
Attn: Mary Davis, SMT Room 3338
700-5th Ave Ste 3200/PO Box 34023
Seattle, WA 98124

Recorded at the request of:
Guardian Northwest Title
File Number: 107230

Statutory Warranty Deed

107230

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Luciguela E. King-Smith, 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, a Municipal Corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 22, Township 35 North, Range 7 East; Ptn. Gov. Lot 5 (aka Tracts 1, 2 & 3, SP #23-75)

Tax Parcel Number(s): P43115, 350722-0-005-0100, P43119, 350722-0-005-0506, P43120, 350722-0-005-0605

Tracts 1, 2 and 3 of Skagit County Short Plat No. 23-75, approved November 18, 1975, recorded November 20, 1975, in Volume 1 of Short Plats, Page 81, under Auditor's File No. 826383, records of Skagit County, Washington; being a portion of the West 1/2 of Government Lot 5, Section 22, Township 35 North, Range 7 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 8-20-14

Luciguela E. King-Smith

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143371
SEP 12 2014

Amount Paid \$ 628.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Luciguela E. King-Smith, 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: 8-20-14

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



Exhibit A

EXCEPTIONS:

A. 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 23-75
Recorded: November 20, 1975
Auditor's No.: 826383

B. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 3, 2005
Auditor's No.: 200510030188
Affects: Lot 2

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 3, 2005
Auditor's No.: 200510030187
Affects: Lot 3

D. 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.)

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: Skagit River

