

When recorded return to:  
Seattle City Light  
Real Estate Services  
Attn Mary Davis, SMT Room 3338  
706 5th Ave Ste 3200 AP/ Po Box 34023  
Seattle, WA 98124-4023



Skagit County Auditor \$77.00  
12/4/2015 Page 1 of 5 2:04PM

Recorded at the request of:

File Number: 109130

GUARDIAN NORTHWEST TITLE CO.  
Statutory Warranty Deed 109130

THE GRANTOR Phyllis A. Frol, Dolores L. Tokin, formerly Dolores L. Kump, and Steven C. Frol, As Trustee of the Cyril M. Frol Testamentary Trust established in King County Cause Number 98-4-04737-0 SEA; being all the partners of the River West Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE 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, W.M., Portion of Government 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): P18979, 331131-0-001-0307

Dated Dec 1, 2015

River West Partnership

By: Steven C. Frol, Member

Phyllis A. Frol  
By: Phyllis A. Frol, Member

By: Dolores L. Tokin, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154899  
DEC 04 2015

STATE OF Washington }  
COUNTY OF King } SS:

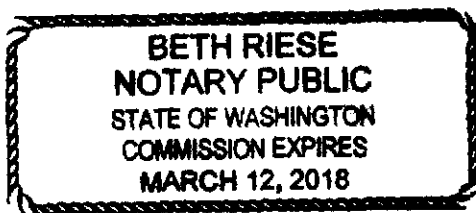
Amount Paid \$ 717.00  
Skagit Co. Treasurer  
By nam Deputy

I certify that I know or have satisfactory evidence that Phyllis Frol is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Member of River West Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Dec 1, 2015

Beth Riese Beth Riese

Notary Public in and for the State of WA  
Residing at King  
My appointment expires: 03/12/2018



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

Recorded at the request of:

File Number: 109130

### Statutory Warranty Deed

THE GRANTOR Phyllis A. Frol, Dolores L. Tokin, formerly Dolores L. Kump, and Steven C. Frol, As Trustee of the Cyril M. Frol Testamentary Trust established in King County Cause Number 98-4-04737-0 SEA; being all the partners of the River West Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE 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, W.M., Portion of Government 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): P18979, 331131-0-001-0307

Dated DEC - 1 2015

River West Partnership

By: Steven C. Frol, Member

By: Phyllis A. Frol, Member

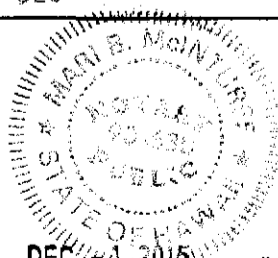
Dolores L. Tokin by Arthur C. Tokin Jr POA  
By: Dolores L. Tokin, Member

City of STATE OF Hawaii }  
COUNTY OF Honolulu } SS:

I certify that I know or have satisfactory evidence that Arthur C. Tokin Jr. is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Member of River West Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: DEC

Mari B. McInturf  
Notary Public in and for the State of Hawaii  
Residing at Honolulu, Hawaii  
My appointment expires: Oct 17 2018



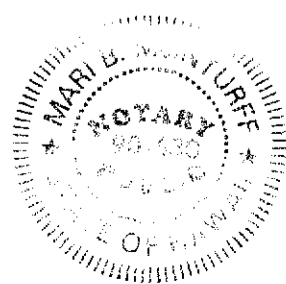
Doc. Date: DEC 1 2015 # Pages: 1

Name: Mari B. McInturf First Circuit

Doc. Description: Statutory Warranty Deed

Mari B. McInturf DEC 1 2015  
Signature Date

NOTARY CERTIFICATION



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

Recorded at the request of:

File Number: 109130

### Statutory Warranty Deed

THE GRANTOR Phyllis A. Frol, Dolores L. Tokin, formerly Dolores L. Kump, and Steven C. Frol, As Trustee of the Cyril M. Frol Testamentary Trust established in King County Cause Number 98-4-04737-0 SEA; being all the partners of the River West Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE 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, W.M., Portion of Government 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): P18979, 331131-0-001-0307

Dated 12-15

River West Partnership

[Signature]  
By: Steven C. Frol, Member

By: Phyllis A. Frol, Member

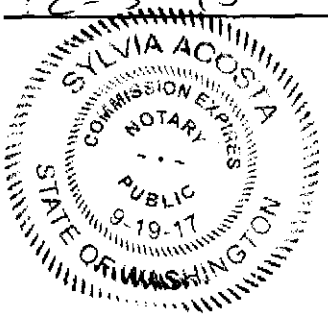
By: Dolores L. Tokin, Member

STATE OF WASHINGTON  
COUNTY OF WALLA WALLA } SS:

I certify that I know or have satisfactory evidence that STEVEN C FROL is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Member of River West Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-3-15

[Signature]



Notary Public in and for the State of Washington  
Residing at Walla Walla  
My appointment expires: 9-19-17

## EXHIBIT A

That portion of Government Lot 1, Section 31, Township 33 North, Range 11 East, W.M., 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 260.76 feet to the true point of beginning; thence South 17°44'36" East 86.92 feet; thence South 66°00' West 1500 feet, more or less, to the Suiattle River; thence Northwesterly along the said river to a point lying South 72°20' West of the true point of beginning; thence North 73°20' East 1400 feet, more or less, to the true point of beginning.

Said premises being Lot 4 of an unrecorded 5 acre Parcel Map dated November 1, 1972, surveyed for the River West General Partnership and as later shown on a Survey recorded as Auditor's File No. 9409070001.

TOGETHER WITH and SUBJECT TO a 20-foot wide easement for ingress and egress as delineated on said unrecorded 1972 Survey as attached to Auditor's File No. 888237 and several other documents of record.

Exhibit B

**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