

When recorded return to:
City of Seattle, a Municipal Corporation
Real Estate Services
Attn: Mary Davis, SMT Room 3338
700 5th Avenue Suite 3200
Seattle, WA 98124-4023

Recorded at the request of:
Guardian Northwest Title
File Number: 107462



201411050050
Skagit County Auditor \$73.00
11/5/2014 Page 1 of 2 1:18PM

Statutory Warranty Deed

107462
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Steven R. Russell, a single man at all times of ownership 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 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 32, Township 36 North, Range 11 East; Ptn. Gov. Lot 6 (aka Tr. B, SP #69-77)

Tax Parcel Number(s): P51976, 361132-0-014-0001

Tract "B" of Short Plat No. 69-77, approved October 7, 1977, filed and recorded October 11, 1997, in Book 2 of Short Plats, page 142, under Auditor's File No. 866485, records of Skagit County, Washington; being a portion of Government Lot 6, in Section 32, Township 36 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 11-5-14

Steven R. Russell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144189
NOV 05 2014

Amount Paid \$ 2141.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steven R. Russell, 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: 11-5-14

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. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America, Department of Agriculture
Recorded: August 29, 1911
Auditor's No. 86313
Purpose: Telephone and telegraph line
Area Affected: Government Lot 6

B. 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 69-77
Recorded: October 11, 1977
Auditor's No.: 866485

C. 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.)

D. 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 since the date herein set forth.

River/Creek Skagit River

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



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