



201601260116

Skagit County Auditor

\$75.00

1/26/2016 Page

1 of

3 1:36PM

When recorded return to:
The City of Seattle
700 5th Avenue, Suite 3200, P.O. Box 34023
Seattle, WA 98124

Recorded at the request of:
Guardian Northwest Title
File Number: 110239

Statutory Warranty Deed

110239
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Keith A. Nelson and Judith M. Nelson, Husband and Wife 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 22, Township 35 North, Range 10 East; Ptn. Gov't Lots 5 and 6

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): **P45438, 351022-0-017-0317**

Dated 1/21/2016

Keith A. Nelson
Keith A. Nelson

Judith M. Nelson
Judith M. Nelson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016240

JAN 26 2016

Amount Paid \$ 628.⁰⁰

Skagit Co. Treasurer

By Julia M Deputy

STATE OF Washington }
COUNTY OF knig } SS:

I certify that I know or have satisfactory evidence that Keith A. Nelson and Judith M. 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: 1/21/16

Ella Bagdasarian
Printed Name: _____
Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 08/06/18

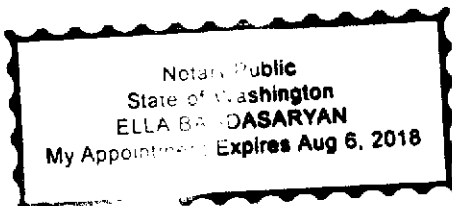


EXHIBIT A

A portion of that certain tract of land located in Government Lots 5 and 6, of Section 22, Township 35 North, Range 10 East, W.M., as described and recorded in the Auditor's Office, Skagit County, Washington, under File No. 729123.

Said portion being all of the above referenced tract lying Southerly and Westerly of the following described line:

Beginning at a point lying 107.50 feet North and 2851.86 feet West of the Southeast corner of said Section 22 (East line of said Section bears North 1 degree 18'04" East); thence North 34 degrees 25' West to the Skagit River; thence South 34 degrees 25' East on a line projected through said point, to the South line of said Section 22 EXCEPT that portion lying Southerly and Westerly of the following described line;

Beginning at a point lying 107.50 feet North and 3187.47 feet West of said Southeast corner of Section 22; thence North 28 degrees 06' West to the Skagit River; thence 28 degrees 06' East on a projected line through said point, to the South line of said Section 22; together with a 60 foot wide roadway easement for ingress and egress, lying 30 feet on each side of the following described center line:

Beginning at said point lying 107.50 feet North and 2851.86 feet West of said Southeast corner of Section 22; thence East, a distance of 536.20 feet; thence South 84 degrees 48'32" East a distance of 211.50 feet to a point on the Westerly line of a strip of land 50 feet in width conveyed to Skagit County for roadway as recorded under File No. 662532.

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: Skagit 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. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle
Recorded: May 22, 1930
Auditor's No. 234018
Purpose: Transmission line
Area Affected: Southerly portion of access easement

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle
Recorded: June 5, 1952
Auditor's No. 475966
Purpose: Patrol road
Area Affected: Within limits of transmission line right of way

E. Terms and conditions of Easement Agreement recorded under Auditor's File No. 722047. Said agreement affects access road.

F. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Willie Raymond Smith and Dolly E. Smith
(wife)
Recorded: August 11, 1970
Auditor's No.: 742227
For: Roadway easement
Affects: 60 foot wide easement lying 30 feet each side
of the following described centerline:

"Beginning at a point on the Northeasterly line of said property, said point lying 107.50 feet North and 2851.86 feet West of said Southeast corner of Section 22; thence West 335.61 feet to a point on the Southwesterly line of said property".

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