



When recorded return to:  
City of Seattle  
Real Estate Services  
Attn Mary Davis SMT Room 3338  
700 - 5<sup>th</sup> Ave Ste 3200/PO Box 34023  
Seattle, WA 98124-4023

Skagit County Auditor \$76.00  
6/6/2016 Page 1 of 4 1:37PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 110597

### Statutory Warranty Deed

110597  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Robert A. Taylor and Karen L. Taylor, 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 Lot 7

**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): P45427, 351022-0-011-0008, P45446, 351022-0-023-0004

Dated 5-18-16

Robert A. Taylor  
Robert A. Taylor

Karen L. Taylor  
Karen L. Taylor

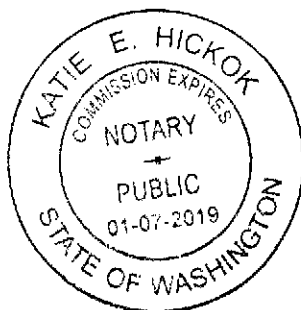
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
5016 2286  
JUN 06 2016

STATE OF Washington }  
COUNTY OF \_\_\_\_\_ } SS:

Amount Paid \$ 1696.00  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Robert A. Taylor and Karen L. Taylor, 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: 5-18-16



[Signature]  
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of WA  
Residing at Vernon  
My appointment expires: 1-19

## EXHIBIT A

### PARCEL A:

The Easterly 251.10 feet of the Westerly 508.69 feet when measured at right angles to the Westerly line of that certain tract of land located in Government Lot 7 of Section 22, Township 35 North, Range 10 East, W.M., as described and recorded in the Auditor's Office, Skagit County, Washington, under Auditor's File No. 729106, except that portion thereof conveyed to Gordon J. Phil and Mary Ann Phil, husband and wife, by deed recorded under Auditor's File No. 883302, more particularly described as follows:

Those portions of Government Lot 7 of Section 22, Township 35 North, Range 10 East, W.M., Skagit County, Washington more particularly described as follows:

The Easterly 125.50 feet of the Westerly 383.09 feet, when measured at right angles to, the Westerly line of that certain tract of land described in instrument recorded under Auditor's File No. 729106 in records of said county, EXCEPT that portion thereof lying Northerly of a line 30.00 feet Northerly of, when measured at right angles to the centerline of easement hereinafter described.

ALSO, the Easterly 85.10 feet of the Westerly 342.69 feet, when measured at right angles to that certain tract of land described in instrument recorded under Auditor's File No. 729106 in records of said county, EXCEPT that portion thereof lying Southerly of a line 30.00 feet Northerly of, when measured at right angles to the centerline of easement hereinafter described.

TOGETHER WITH a 60 foot wide roadway easement for ingress and egress lying 30 feet each side of the following described centerline:

Beginning at a point lying 1,675.13 feet North and 1,338.08 feet West of the Southeast corner of said Section 22 (East line of said section bears North 1°18'04" East), said point lying on the Easterly line of a strip of land 50 feet in width conveyed to Skagit County for roadway as recorded under Auditor's File No. 662532; thence North 74°24'08" East 235.29 feet; thence North 45°57'08" East 115.77 feet; thence North 82°55'15" East 492.37 feet; thence South 85°48'15" East 582.55 feet to a point on the East line of said Government Lot 7.

PARCEL B:

Those portions of Government Lot 7 of Section 22, Township 35 North, Range 10 East W.M., Skagit County, Washington, more particularly described as follows:

The Easterly 125.50 feet of the Westerly 383.09 feet, when measured at right angles to, the Westerly line of that certain tract of land described in instrument recorded under Auditor's File No. 729106 in records of said County, EXCEPT that portion thereof lying Northerly of a line 30.00 feet Northerly of, when measured at right angles to the centerline of easement hereinafter described.

ALSO, the Easterly 85.10 feet of the Westerly 342.69 feet, when measured at right angles to, that certain tract of land described in instrument recorded under Auditor's File No. 729106 in records of said County, EXCEPT that portion thereof lying Southerly of a line 30.00 feet Northerly of, when measured at right angles to the centerline of easement hereinafter described.

TOGETHER WITH an easement, for purposes of ingress, egress, drainage and utilities, over and across that portion of said Section 22, embraced within a strip of land 60.00 feet in width, having 30.00 feet of such width on each side of the following described centerline:

Beginning at a point lying 1,675.13 feet North and 1,338.08 feet West of the Southeast corner of said Section 22 (East line of said Section bears North 1°18'04" East), said point being on the Easterly margin of that certain 50 foot right-of-way conveyed to Skagit County by instrument recorded under Auditor's File No. 662532 in records of said County; thence North 74°24'08" East 235.29 feet; thence North 45°57'08" East 115.77 feet; thence North 82°55'15" East 492.37 feet; thence South 85°48'15" East 582.55 feet to a point on the East line of said Government Lot 7 and the terminus of this easement centerline.

Situate in the County of Skagit, State of Washington.

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 110597  
~~5 of 10~~

Exhibit B

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: The City of Seattle  
And: Holiday Land Co., Inc.  
Recorded: January 7, 1969  
Auditor's No.: 722047  
Regarding: Access road and the maintenance thereof

B. Easement for roadway over and across a strip of land 60 feet in width, as described in Parcel B herein, granted in instruments recorded under Auditor's File Nos. 730369, 740978 and various other documents of record, records of Skagit County, Washington. (Affects Parcel A)

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, or its banks, or which may result from such change in the future.

River/Creek: Skagit River