



201907120079

07/12/2019 01:21 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Seattle City Light
700 5th Ave Ste 3200 Rm 3338
Po Box 24023
Seattle WA 98104

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leland Lee Beeson, PO Box 44, La Sal, UT 84530, GUARDIAN NORTHWEST TITLE CO.

19-1353

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to City of Seattle, a Municipal corporation of the State of Washington

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
SEC 35, TWN 35, RNG 5; Ptn NW NW

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): P40683 & 350535-0-011-0000

Dated: 7-10-19

Leland Lee Beeson 7-10-2019
Leland Lee Beeson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2886
JUL 12 2019

Amount Paid \$ 895.⁰⁰
Skagit Co. Treasurer
By man Deputy

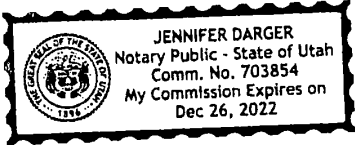
Att 1 – Statutory Warranty Deed for Beeson
V1

STATE OF ~~WASHINGTON~~ Utah
COUNTY OF ~~SKAGHT~~ Grand

I certify that I know or have satisfactory evidence that Leland Lee Beeson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10 day of July, 2019


Signature



Financial Service Rep
Title

My appointment expires: 12/26/22

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V1

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 28023 West Gilligan Creek Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P40683 & 350535-0-011-0000

Property Description:

PARCEL "A":

That portion of the Northwest ¼ of the Northwest ¼ of Section 35, Township 35 North, Range 5 East, W.M., lying North of the South Skagit Highway No. 360 (formerly the Puget Sound & Cascade Railway Company right-of-way) as said road existed on October 5, 1961 and the West of Gilligan Creek and Easterly of the Gilligan County Road, also known as the Joe Johnson County Road No. 284, as said road existed on October 5, 1961;

EXCEPT that portion thereof lying within the boundaries of that certain tract conveyed to the State of Washington, Department of Game, by Deed dated December 30, 1953, and recorded January 27, 1954, under Auditor's File No. 497575, and described therein as follows:

Beginning at the Northwest corner of said Section 35; thence North 88 degrees 42'27" East, a distance of 456.45 feet to the approximate centerline of Gilligan Creek; thence South 8 degrees 29'19" East, a distance of 211.32 feet, following generally the thread of said creek; thence South 68 degrees 30'12" West, a distance of 70.44 feet; thence North 64 degrees 33'36" West, a distance of 338.27 feet; thence South 30 degrees 42' West, a distance of 65.00 feet; thence North 59 degrees 18' West, a distance of 95.00 feet; thence North 1 degree 13'06" West, a distance of 86.59 feet to the point of beginning;

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated August 25, 1970 and recorded August 26, 1970 under Auditor's File No. 742816;

ALSO EXCEPT that portion thereof described as follows:

Beginning at the Northwest corner of said subdivision; thence South 0 degrees 09'47" West, along the West line of said Section, a distance of 86.59 feet; thence South 57 degrees 55'08" East, a distance of 95.00 feet to the true point of beginning of this description; thence South 57 degrees 55'08" East, a distance of 47.80 feet; thence North 77 degrees 18'51" East, a distance of 108.68 feet; thence North 63 degrees 11'28" West, a distance of 125.50 feet; thence South 32 degrees 04'08" West, a distance of 65.00 feet to the true point of beginning;

AND ALSO EXCEPT that portion thereof described as follows:

Beginning at the Northwest corner of said subdivision; thence South 0 degrees 09'47" West along the West line of said Section, a distance of 86.59 feet; thence South 57 degrees 55'08" East, a distance of 95.00 feet; thence North 32 degrees 04'08" East, a distance of 65.00 feet; thence South 63 degrees 11'28" East, a distance of 125.50 feet to the point of beginning of this description; thence South 63 degrees 11'28" East, a distance of 212.77 feet; thence North 20 degrees 07'40" West, a distance of 15.00 feet; thence North 47 degrees 09'51" West, a distance of 146.12 feet; thence South 77 degrees 18'51" West, a distance of 79.53 feet to the point of beginning.

PARCEL "B":

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1353-KH

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V1

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northwest corner of said Section 35; thence South 009'47" West, along the West line of said Section, a distance of 86.59 feet; thence South 57 degrees 55'08" East, a distance of 95.00 feet; thence North 32 degrees 04'08" East, a distance of 65.00 feet; thence South 63 degrees 11'28" East, a distance of 125.50 feet to the point of beginning of this description; thence South 63 degrees 11'28" East, a distance of 212.77 feet; thence North 20 degrees 07'40" West, a distance of 15.00 feet; thence North 47 degrees 09'51" West, a distance of 146.12 feet; thence South 77 degrees 18'51" West, a distance of 79.53 feet to the point of beginning;

(Also known as Tract A of survey recorded under Auditor's File No. 894249, in Volume 2 of Surveys, page 137, records of Skagit County, Washington.)

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V1

EXHIBIT B

19-1353-KH

1. Easement, affecting a portion of subject property for the purpose of To construct, maintain and operate transmission lines for transmitting electric power including terms and provisions thereof granted to Skagit Improvement Co., a corporation recorded July 29, 1912 as Auditor's File No. 92306, in Volume 90 of Deeds, page 105

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded January 5, 1979 as Auditor's File No. 894249.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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LPB 10-05

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