

Att 15 – Statutory Warranty Deed for McElfresh  
V1



**201904290089**

04/29/2019 01:53 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:

The City of Seattle  
700 5th Ave, Ste 3300; PO Box 34023, Real Estate Services Room 3338  
Seattle, WA 98124-9871

**STATUTORY WARRANTY DEED** <sup>GUARDIAN NORTHWEST TITLE CO.</sup> *19-1895*

THE GRANTOR(S) Stephen D. McElfresh and Valerie Sue McElfresh, husband and wife, PO Box 291,  
Greenbank, WA 98253,

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: Section 31, Township 33 North, Range 11 East; Ptn Gov't Lot 1

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): P18983 & 331131-0-001-0703

Dated: 4-5-19

*Stephen D. McElfresh*  
Stephen D. McElfresh

*Valerie Sue McElfresh*  
Valerie Sue McElfresh

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20191544*

APR 29 2019

Amount Paid \$ *797.10*  
Skagit Co. Treasurer  
By *mm* Deputy

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

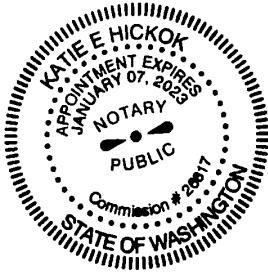
I certify that I know or have satisfactory evidence that Stephen D. McElfresh and Valerie Sue McElfresh is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in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

Dated: 5<sup>th</sup> day of April, 2019

[Handwritten Signature]  
Signature

Katie E Hickok  
Title

My appointment expires: 1-7-23



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: NHN FORESTRY ROAD, DARRINGTON, WA 98241  
Tax Parcel Number(s): P18983 & 331131-0-001-0703

Property Description:

That portion of Government Lot 1, Section 31, Township 33 North, Range 11 East of the Willamette Meridian, 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 354.32 feet;  
thence Southeasterly along a curve to the left having a radius of 420 feet, through a central angle of 27°06'30" an arc distance of 198.71 feet;  
thence South 44°51'06" East 142.36 feet to the point of beginning;  
thence South 44°51'06" East 86.93 feet;  
thence South 17°35' West 1100 feet, more or less, to the Old Channel of the Suiattle River;  
thence Northwesterly along said Channel to a point lying South 41°15' West of the point of beginning;  
thence North 41°15' East 1200 feet, more or less, to the point of beginning;

(Being known as Parcel 9 of an unrecorded 5-acre Parcel Map dated November 1, 1972 and prepared by Heiber and Crossman.)

Situate in the County of Skagit, State of Washington.

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## EXHIBIT B

19-1895-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
4. An easement granted to the United States Forest Service for road, as disclosed by Contract recorded under Auditor's File No. 831340, records of Skagit County, Washington, and various other documents of record.
5. Any question that may arise due to the shifting or change in the course of the Suiattle River or to said river having changed its course.
6. A 20 foot easement for ingress and egress, as disclosed by a 5 Acre Parcel Map attached to Contract dated July 26, 1978, and recorded September 26, 1978, as Auditor's File No. 888237.
7. 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.)
8. 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:  
  
Name: Boundary Survey for Cyril Frol  
Recorded: September 7, 1994  
Auditor's No.: 9409070001
9. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:  
  
Executed By: Cyril M. Frol, Trustee for River West, a general partnership  
Recorded: December 13, 1985  
Auditor's No.: 8512130037
10. There is no recorded means of ingress or egress to a public road from said property. It is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.  
The primary road East of subject property is a U.S. Forest Service Road. Such roads are not kept open and maintained for purpose of providing access to privately owned lands.

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