



200202010140

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name THE CITY OF SEATTLE,
Address 700 FIFTH AVENUE SUITE 3300
City, State, Zip SEATTLE, WA 98104-5031
B66033

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

B66033

Statutory Warranty Deed

THE GRANTOR DANIEL L. HINDS and WANDA M. HINDS, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to THE CITY OF SEATTLE, STATE OF WASHINGTON MUNICIPAL CORPORATION the following described real estate, situated in the County of SKAGIT, State of Washington:

That portion of the Southwest 1/4 of the Southwest 1/4, Section 26, Township 35 North, Range 5 East, W.M., lying Southerly of the Skagit River, as it existed November 18, 1943, EXCEPT any portion thereof lying within the following described tract:

Beginning at a point where the East line of said Southwest 1/4 of the Southwest 1/4 intersects the South boundary line of the County Road as it existed on May 27, 1909; thence South along the East line of said Southwest 1/4 of the Southwest 1/4, a distance of 218 feet; thence in a Westerly direction parallel with said County Road, 221 feet; thence North on a line parallel with said East line of the Southwest 1/4 of the Southwest 1/4 to the South boundary line of said County Road; thence Easterly along said County Road to the point of beginning.

A non-exclusive easement for ingress, egress and utilities, over, under and across the East 20 feet of the following described parcel:

The East 150 feet of that portion of the North 1/2 of the Northwest 1/4 of the Northwest 1/4, Section 35, Township 35 North, Range 5 East, W.M., lying North of the South Skagit Highway, No. 360; EXCEPT County Road.

ABBREVIATED LEGAL: Section 26, Township 35, Range 5; Ptn. SW - SW

SEE EXHIBIT "A" ATTACHED FOR ADDITIONAL CONDITIONS

Assessor's Property Tax Parcel Account Number(s): 350526-3-001-0007 P40234

Dated January 28, 2002.

445

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Daniel L. Hinds

DANIEL L. HINDS

FEB 01 2002

Wanda M. Hinds

WANDA M. HINDS

Amount Paid \$1009.80
Skagit County Treasurer

STATE OF WASHINGTON
COUNTY OF SKAGIT

man } Deputy
ss

I certify that I know or have satisfactory evidence that DANIEL L. HINDS and WANDA M. HINDS are the persons who appeared before me, and said persons acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *January 28, 2002*

Wanda M. Hinds

Notary Public in and for the State of Washington

Residing at *0.41*

My appointment expires: *8/21/03*

EXHIBIT "A"

SUBJECT TO: PARAGRAPHS A THROUGH D OF SCHEDULE "B-1" OF FIRST AMERICAN TITLE OF SKAGIT COUNTY ORDER NO. B66033.

RESERVATION OF EASEMENT: THE GRANTORS HEREIN RESERVE A NON-EXCLUSIVE EASEMENT TO INSTALL, OPERATE, MAINTAIN, REPAIR AND REPLACE A DRAINFIELD OVER, ACROSS AND UNDER THE SOUTH 30.00 FEET OF THE WEST 160.00 FEET OF THE EAST 180.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M.; SAID EASEMENT TO BENEFIT THE GRANTORS ADJOINING PROPERTY DESCRIBED AS THE EAST 150 FEET OF THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., LYING NORTH OF THE SOUTH SKAGIT HIGHWAY. (SAID ADJOINING PROPERTY IS CURRENTLY TAXED AS ACCOUNT NO. 350535-0-009-0004.)

THIS CONVEYANCE IS TO PERPETUALLY PROTECT AN IMPORTANT WILDLIFE AREA. THEREFORE, AS ITS PURCHASE IS PARTIALLY FUNDED BY A NATIONAL FISH AND WILDLIFE FOUNDATION GRANT, ANY DISPOSAL OF THE PROPERTY, IN WHOLE OR IN PART, MUST HAVE THE CONCURRENCE OF THE FOUNDATION. LIKEWISE, SHOULD THE PROPERTY BE SOLD OR CONDEMNED IN WHOLE OR IN PART, THE FOUNDATION SHALL SHARE IN THE PROCEEDS OF SUCH SALE OR CONDEMNATION, INCLUDING ANY INCREASE IN LAND VALUE, IN DIRECT PROPORTION, PERCENTAGE-WISE, TO ITS SHARE IN THIS PURCHASE. THE FOUNDATION WILL USE SUCH RESTORED FUNDS TO PURCHASE, RESTORE, OR ENHANCE SIMILAR WILDLIFE HABITATS.



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