



200512020010
Skagit County Auditor

12/2/2005 Page 1 of 3 8:55AM

After Recording Return To:
Todd Walker
Washington Department of Fish and Wildlife
Real Estate Services
600 Capitol Way North
Olympia, WA 98501-1091

Document Title: Statutory Warranty Deed.
Grantors: Donald L. and Mary McMoran; Donald W. McMoran.
Grantee: The State of Washington, the Department of Fish and Wildlife.
Legal Description: Portion Gov't Lots 3 and 4, 31-35-3 EWM; and portion W1/2SW1/4, 32-35-3 EWM.
Assessor's Parcel Nos.: 350331-0-001-0008, P35064; 350331-0-002-0007, P35065; 350331-3-008-0004, P35262;
350332-0-024-0000, P35194; 350332-0-020-0004, P35186.

113825-SE
LAND TITLE OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

The Grantors, DONALD L. McMORAN and MARY McMORAN, husband and wife, and DONALD W. McMORAN, ^{a married man} as his separate estate, EACH AS TO A 1/3 INTEREST, for and in consideration of THREE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$385,000.00), convey and warrant to THE STATE OF WASHINGTON, THE DEPARTMENT OF FISH AND WILDLIFE, the following described real estate situated in the County of Skagit, State of Washington:

PARCEL "A":

Government Lots 3 and 4 of Section 31, Township 35 North, Range 3 East, W.M., EXCEPT the four following described tracts:

- 1.) Begin at the Northeast corner of said Government Lot 3; thence South along the East line of said subdivision, 382 feet; thence West, 100 feet to the center of the county road as it existed on December 9, 1892; thence North 51°36' West, 615 feet, more or less, to the North line of said subdivision; thence East along said North line, 582 feet, more or less, to the point of beginning.**
- 2.) The County Road right-of-way known as the Bayview-Edison Road across a Northeasterly portion of said Government Lot 3.**
- 3.) The right-of-way condemned for Diking District No. 8 across the Northerly line of Government Lot 3 and across the Westerly lines of Government Lots 3 and 4.**
- 4.) That portion of said Government Lot 4, lying South of the centerline of that certain open drainage ditch, as said ditch existed on April 6, 1942, which is approximately 10 feet in width running in a slightly irregular, but in a general Easterly and Westerly direction through the South portion of said Government Lot 4, to Padilla Bay.**

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the West half of the Southwest quarter of Section 32, Township 35 North, Range 3 East, W.M., described as follows:

**Begin at a point on the West line of said Southwest quarter, which is 801 feet South of the West quarter corner of said Section 32;
thence East, 330.8 feet to the center of said County Road;
thence Southerly along the centerline of the County Road to a point 403 feet North of the South line of said Section 32;
thence West, 1045 feet, more or less, to the West line of said Section 32;
thence North along said West line to the point of beginning,**

EXCEPT the County Road right-of-way known as the Bayview-Edison Road along the Easterly line thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 35 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the intersection of the West line of said subdivision with the Westerly right-of-way line of County Road known as Bayview-Edison Road, which point is 455.37 feet South of the quarter corner between Sections 31 and 32;
thence South along the West line of said subdivision, 345.63 feet;
thence East, 315.19 feet to the Southerly right-of-way line of said road;
thence North 50°10' West along said right-of-way line 354.61 feet;
thence North 7°50' West along said right-of-way line, 114.31 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH: All and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining. And further, for the consideration aforesaid, the Grantors above named hereby convey and quit claim unto The State of Washington, the Department of Fish and Wildlife, its successors and assigns, all right, title, and interest which they may have in and to the banks, beds and waters of any streams, or any lands not adequately described, opposite or fronting upon the fee lands above described and in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said land and in any means of ingress and egress appurtenant thereto.

SUBJECT TO: Existing easements for public roads, public highways, public utilities, railroads and pipelines; reservations, exceptions and any other outstanding rights contained in or referred to in patents issued by The United States.

SUBJECT TO: Provision as set forth in Decree of Partition filed April 6, 1942 in Skagit County Superior Court Cause No. 16921 related to drainage ditches.

Dated this 17th day of November, 2005.

Donald L. McMoran
Donald L. McMoran

Mary McMoran
Mary McMoran

Donald W. McMoran
Donald W. McMoran

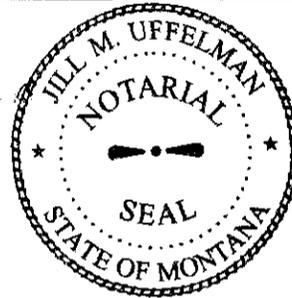
6704
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
DEC 02 2005
Amount Paid \$ 6858.00
By [Signature] Skagit Co. Treasurer Deputy

STATE OF WASHINGTON)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Donald L. McMoran and Mary McMoran signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 10 day of November, 2005.

Jill M. Uffelman
Notary Public in and for the State of Washington,
residing at 1000 1st St
My appointment expires 11-30-07



STATE OF WASHINGTON)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Donald W. McMoran signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 17th day of November, 2005.

Carrie Huffer
Notary Public in and for the State of Washington,
residing at Burlington
My appointment expires 12-31-07

