

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



200811100159  
Skagit County Auditor

11/10/2008 Page 1 of 7 3:43PM

CHICAGO TITLE CO.

LC41673 / 1mv3236

Document Title: Statutory Warranty Deed.

Reference No. Of Related Document:

Grantors: James Wylie; the Jack Wylie Disclaimer Trust under Will dated February 10, 1997.

Grantee: The State of Washington, the Department of Fish and Wildlife.

Legal Description: Portion of Lot 3 Skagit County Short Plat No. PL-05-0720.

Assessor's Parcel No.: ~~Portion 330326-1-003-0003 (P16121)~~ P127909

## STATUTORY WARRANTY DEED

**The Grantors, RUTH WYLIE and NANCY KERCHEVAL**, also shown of record as NANCY KERCHEVAL SOHLSTROM, Co-Trustees of the JACK WYLIE DISCLAIMER TRUST under Will dated February 10, 1997, as to an undivided one-half interest, and JAMES WYLIE, also shown of record as WILSON J. WYLIE, as his separate property, as to an undivided one-half interest, for and in consideration of Twelve Thousand Seven Hundred Dollars (\$12,700.00), 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:

THAT PORTION OF LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. PL-05-0720, APPROVED JULY 19, 2006, UNDER AUDITOR'S FILE NO. 200607190081, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH 01°50'50" WEST 216.09 FEET ALONG THE EAST LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°50'50" WEST 511.02 FEET ALONG SAID EAST LINE TO THE TOP BANK OF WILEY SLOUGH AS SHOWN ON SKAGIT COUNTY SHORT PLAT NO. PL-05-0720; THENCE ALONG SAID BANK AS FOLLOWS:

SOUTH 73°30'32" WEST 92.59 FEET; THENCE SOUTH 60°56'32" WEST 144.52 FEET; THENCE SOUTH 49°54'11" WEST 138.65 FEET; THENCE SOUTH 45°22'55" WEST 169.93 FEET; THENCE SOUTH 54°12'54" WEST 73.86 FEET; THENCE SOUTH 50°02'59" WEST 48.82 FEET; THENCE SOUTH 55°16'41" WEST 189.60 FEET; THENCE SOUTH 30°34'30" WEST 92.64 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 88°17'14" WEST 68.51 FEET ALONG SAID SOUTH LINE; THENCE NORTH 30°34'30" EAST 138.84 FEET; THENCE NORTH 55°16'41" EAST 200.00 FEET; THENCE NORTH 50°02'59" EAST 48.26 FEET; THENCE NORTH 28°05'30" WEST 115.90 FEET; THENCE NORTH 46°25'31" WEST 74.43 FEET; THENCE NORTH 06°39'47" EAST 30.83 FEET; THENCE NORTH 28°26'43" EAST 52.44 FEET; THENCE NORTH 45°02'15" EAST 50.36 FEET; THENCE SOUTH 75°42'20" EAST 35.49 FEET; THENCE SOUTH 39°48'09" EAST 45.28 FEET; THENCE SOUTH 21°43'03" EAST 37.07 FEET; THENCE NORTH 90°00'00" EAST 178.17 FEET; THENCE NORTH 49°54'11" EAST 102.79 FEET; THENCE NORTH 60°56'32" EAST 156.92 FEET; THENCE NORTH 73°30'32" EAST 103.28 FEET; THENCE NORTH 01°50'50" EAST 452.78 FEET TO THE SOUTHERLY MARGIN OF AN EXISTING 10 FOOT WIDE DITCH; THENCE SOUTH 88°09'10" EAST 15.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 2.41 ACRES

The above-described property will be combined or aggregated with contiguous property to the North and West owned by the Grantee. The boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by \_\_\_\_\_ of the Skagit County Planning Department.

**TOGETHER WITH:** All and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining. And further, for the consideration aforesaid, the Grantor 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:** Easement in favor of Puget Sound Power & Light Company, as recorded under Auditor's File No. 229442; Recitals on the face of Skagit County Short Plat No. PL-05-0720 and together with all terms, conditions, covenants and restrictions thereto, inclusive of, but not limited to utility and road easement provisions in favor of Skagit County, Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Corporation and Wave Broadband, and also road and utility easement, ditch rights-of-way, field ditch, field drainage ditch and field road, existing Dike District No. 222 dike, building setback lines, septic reserve area, etc.; Terms, conditions and restrictions of Skagit County Planning and Development Services Lot of Record Certification, recorded under Auditor's File No. 200607190082; Conservation Easement in favor of Skagit County, recorded under Auditor's File No. 200607190083.

Dated this 3 day of Nov, 2008.

Wilson J. Wylie  
Wilson J. Wylie (as his separate property)

3706  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 10 2008

Amount Paid \$ 231.06  
Skagit Co. Treasurer  
By nam Deputy

THE JACK WYLIE DISCLAIMER TRUST UNDER WILL DATED FEBRUARY 10, 1997

Ruth Wylie  
Ruth Wylie, Co-Trustee

Nancy Kercheval  
Nancy Kercheval, Co-Trustee



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Skagit County Auditor

STATE OF WASHINGTON)

)ss

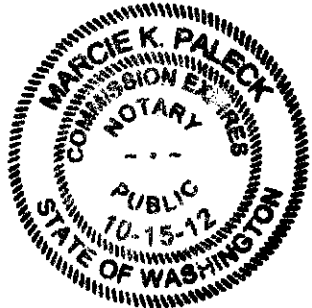
County of Skagit )

I certify that I know or have satisfactory evidence that Wilson J. Wylie 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 28<sup>th</sup> day of October, 2008.

Marcie K. Paleck  
Notary Public in and for the State of Washington,  
residing at Mount Vernon  
My appointment expires October 15 2012

MARCIE K. PALECK



STATE OF Oregon )

)ss

County of Clackamas )

On this 3 day of November, 2008, before me personally appeared Ruth Wylie, to me known to be a Co-Trustee of the Trust that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Trust, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

Laura E Beebe  
Notary Public in and for the State of  
residing at Wells Fargo Lake Oswego, OR  
My appointment expires Oct 2, 2010



STATE OF OREGON )

)ss

County of Clackamas )

On this 3 day of November, 2008, before me personally appeared Nancy Kercheval, to me known to be a Co-Trustee of the Trust that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Trust, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

Laura E Beebe  
Notary Public in and for the State of Oregon,  
residing at Wells Fargo Lake Oswego, OR  
My appointment expires Oct 2, 2010



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Skagit County Auditor

**WDFW AFTER BLA**

THE EAST HALF OF THE NORTHEAST QUARTER LYING SOUTHEAST OF WILEY SLOUGH; THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING NORTHERLY AND WESTERLY OF SLOUGH, EXCEPT DIKE NO. 18; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT DIKE NO. 18; GOVERNMENT LOTS 1 AND 2, EXCEPT DIKE NO. 18; GOVERNMENT LOTS 3, 4, 5, 6 AND 7; TIDELANDS OF SECOND CLASS LYING IN FRONT OF GOVERNMENT LOTS 1 THROUGH 6; ALL LYING WITHIN SECTION 26, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M. ALSO, THAT PORTION OF LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. PL-05-0720, APPROVED JULY 19, 2006, UNDER AUDITOR'S FILE NO. 200607190081, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH 01°50'50" WEST 216.09 FEET ALONG THE EAST LINE OF SAID SECTION TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 01°50'50" WEST 511.02 FEET ALONG SAID EAST LINE TO THE TOP BANK OF WILEY SLOUGH AS SHOWN ON SKAGIT COUNTY SHORT PLAT NO. PL-05-0720; THENCE ALONG SAID BANK AS FOLLOWS:

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**WYLIE PROPERTY AFTER BLA**

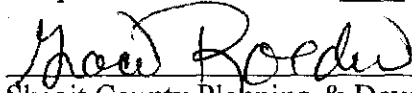
LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. PL-05-0720, APPROVED JULY 19, 2006, UNDER AUDITOR'S FILE NO. 200607190081, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH 01°50'50" WEST 216.09 FEET ALONG THE EAST LINE OF SAID SECTION TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 01°50'50" WEST 511.02 FEET ALONG SAID EAST LINE TO THE TOP BANK OF WILEY SLOUGH AS SHOWN ON SKAGIT COUNTY SHORT PLAT NO. PL-05-0720; THENCE ALONG SAID BANK AS FOLLOWS:

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**Boundary Line Adjustment Certification**

Reviewed and Approved in Accordance with SCC Chapter 14.18.700 on the 16 day of ~~July~~ October, 2008.

  
\_\_\_\_\_  
Skagit County Planning & Development Services



200811100159

Skagit County Auditor

**Owner's Consent**

Know all men by these presents that the undersigned  
Owners certifies that the Boundary Line Adjustment  
is made as a free and act and deed, in witness whereof  
we have hereunto set our hands and seals this \_\_\_\_ day  
of July, 2008.

Wilson James Wylie  
Wilson J. Wylie (as his separate property)

<sup>Wylie</sup>  
The Jack ~~Wiley~~ Disclaimer Trust under Will dated February 10, 1997

Ruth Wylie  
Ruth Wylie, Co-Trustee

Nancy Kercheval  
Nancy Kercheval, Co-Trustee

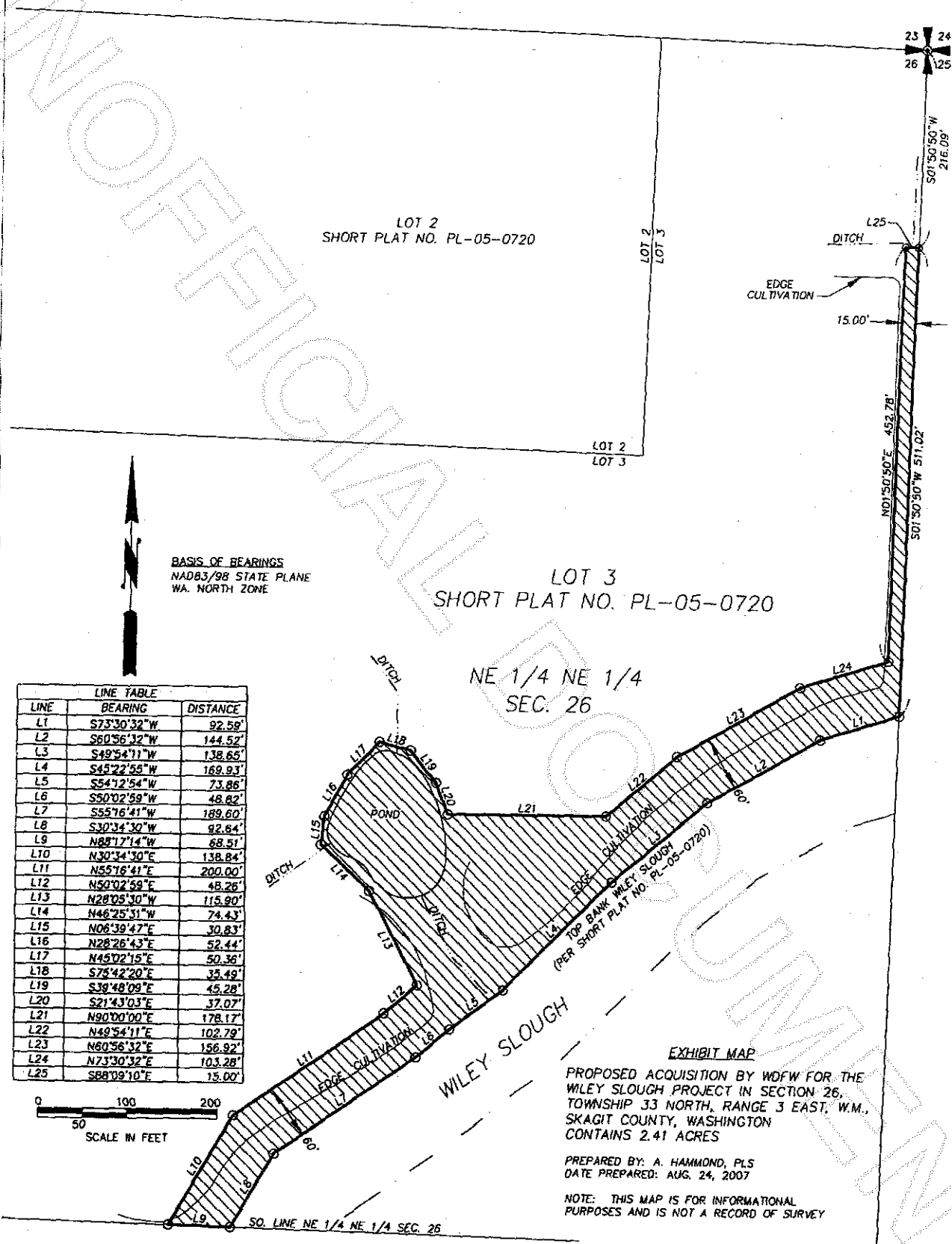
Washington Department of Fish & Wildlife

D. Budd  
Dan Budd, Real Estate Manager



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