



201008230026
Skagit County Auditor

8/23/2010 Page

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4 10:35AM

When recorded return to:

Sauk-Suiattle Indian Nation
5318 Chief Brown Lane
Darrington, WA 98241

Recorded at the request of:

File Number: 95814

Statutory Warranty Deed

95814-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS H. Dale Dashiell and Teresa Anne Dashiell, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sauk-Suiattle Indian Nation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Portion of the South 1/2 of the Southwest 1/4 of Section 20, Township 33, Range 10; and Portions of the North 1/2 of the Northwest 1/4; Southeast 1/4 of the Northwest 1/4; and Government Lot 3 of Section 29, Township 33, Range 10

Tax Parcel Number(s): P18774, 331029-2-001-0001, P18705, 331020-3-002-0007, P18782, 331029-2-005-0106, P18752, 331029-0-008-0008, P18700, 331020-0-011-0002

PARCEL "A":

The Southwest 1/4 of the Southwest 1/4 of Section 20, Township 33 North, Range 10 East, W.M., and the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 33 North, Range 10 East, W.M., EXCEPT the 8 following described tracts:

Tract 1: That portion of said Southwest 1/4 of the Southwest 1/4 conveyed to Skagit County for road purposes by deed recorded February 24, 1958 as Auditor's File No. 562146.

Tract 2: That portion of said Northwest 1/4 of the Northwest 1/4 conveyed to Skagit County for road purposes by deed recorded September 17, 1937 as Auditor's File No. 294530.

Tract 3: That portion of said Northwest 1/4 of the Northwest 1/4 conveyed to Skagit County for road purposes by deed recorded January 17, 1964 as Auditor's File No. 645609.

Tract 4: As-built and existing County Road rights-of-way, if any other than those shown hereinabove.

Tract 5: Beginning at the Southwest corner of Section 20, Township 33 North, Range 10 East, W.M.; thence North along the West line thereof, 776.3 feet; thence East, 470 feet to the point of beginning; thence East, 850 feet to river bank; thence North, 200 feet; thence North 26° West, 382 feet; thence West 684 feet; thence South 543.7 feet to the point of beginning.

Tract 6: A triangular tract of land in the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 33 North, Range 10 East, W.M., bounded on the North by the North line of said Southwest 1/4 of the Southwest 1/4, bounded on the East by the East line of said Southwest 1/4 of the Southwest 1/4 and on the Southwest by the Northeasterly line of the above described Tract 5 and said line extended.

Tract 7: Beginning at a point on the South section line of Section 20, Township 33 North, Range 10 East, W.M., where the East line of the County Road (as said road existed on February 17, 1958) intersects said South section line; thence East along said section line a distance of 485 feet; thence Northwesterly a distance of 500 feet to a point on the East line of said County Road which is 390 feet North of the point of beginning; thence Southerly along the East line of said County Road to the point of beginning.

Tract 8: Beginning at the North line of said Northwest 1/4 of the Northwest 1/4 and East line of County Road; thence East along section line a distance of 162 feet; thence Southerly a distance of 260 feet; thence Westerly a distance of 216 feet; thence Northerly along East boundary of County Road, a distance of 242 feet to the point of beginning.

PARCEL "B":

Government Lot 10 of Section 20, Township 33 North, Range 10 East, W.M.; Government Lots 2 and 3 and the North 1/2 of Government Lot 6 and the Southeast 1/4 of the Northwest 1/4, all in Section 29, Township 33 North, Range 10 East, W.M.; EXCEPT the following described tract:

The South 60 feet of Government Lot 3 of Section 29, Township 33 North, Range 10 East, W.M., conveyed to Skagit County for road purposes by deed dated October 17, 1913 and recorded December 6, 1913 under Auditor's File No. 99634 in Volume 95 of Deeds, page 456, records of Skagit County, Washington.

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 Exceptions attached hereto

Dated 07-29-10

H. Dale Dashiell
H. Dale Dashiell

Teresa Anne Dashiell
Teresa Anne Dashiell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2544
AUG 23 2010

Amount Paid \$ 16,452.00
Skagit Co. Treasurer
By MF Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that H. Dale Dashiell and Teresa Anne Dashiell, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-29-10

Karen Alderson
Printed Name: Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3-28-11

NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
My Appointment Expires Mar 28, 2011



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EXCEPTIONS:

A. RESERVATION AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: W.M. Lindsey
Recorded: December 28, 1899
Auditor's No.: 32290 (Vol. 38 of Deeds, page 260)
As Follows:

"All coal and other minerals are excepted and reserved from this conveyance."

Affects: Parcel "A"

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle
Dated: June 26, 1922
Recorded: July 11, 1922
Auditor's No.: 157619
Purpose: An Electric Transmission System
Area Affected: Parcel "A"

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle
Dated: July 7, 1937
Recorded: October 25, 1937
Auditor's No.: 295894
Purpose: Electric Transmission System
Area Affected: West 330 feet of Parcel "A"

D. RESERVATION AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Benjamin J. Slater and Elsie A. Slater, husband and wife
Recorded: September 9, 1955
Auditor's No.: 523986
As Follows: Reserving mineral rights
Affects: Parcel "A"

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Dated: December 18, 1987
Recorded: August 22, 1988
Auditor's No.: 8808220002
Purpose: Roadway (Ingress, Egress) and Construction -- Riprap Placement and Maintenance
Area Affected: Portion of the Southwest ¼ of the Southwest ¼ of Section 20, Township 33 North, Range 10 East, W.M.



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F. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Sauk River and any associated channels or sloughs
(See Note No. 4)

G. 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.)

H. Right of the State of Washington in and to that portion of said premises, if any, lying in the bed and shores of the Sauk River and in and to that portion of said premises, if any, lying within the former bed and shores of the Sauk River.

I. An easement for electric transmission line in favor of the City of Seattle acquired by Decree of Condemnation filed February 22, 1924 in Skagit County Superior Court Cause No. 10910.

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County; GTE Northwest, Inc.
Dated: October 12, 1996
Recorded: February 4, 1997
Auditor's No.: 9702040035
Purpose: Ingress, egress and utilities
Area Affected: Portion of Parcel "A"

K. Road easement, if any, for a Christian Camp Road as delineated on sketches attached to Auditor's File Nos. 8808220002 and 9702040035 being shown as Paragraphs "E" and "J" hereinabove.

L. The terms and provisions of a CRP-1 Easement, also referenced as a CREP Lease, disclosed by the Purchase and Sale Agreement used with the application for title insurance.



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