

When recorded return to:
The City of Seattle, a Municipal Corporation of the State of Washington
700 5th Ave STE 3200 AP PO Box 34023
Seattle, WA 98124 -1023
Attn: Mary Davis SMT Room 3338
Recorded at the request of:
Guardian Northwest Title
File Number: 1106482



Skagit County Auditor \$75.00
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Statutory Warranty Deed

1106482
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Keith L. Macomber and Carolyn Kay Macomber, husband and wife as joint tenants with full rights of survivorship for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The City of Seattle, a Municipal Corporation of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 24, Township 35 North, Range 7 East; Ptn. N 1/2 of NW 1/4; and
Section 13, Township 35 North, Range 7 East; Ptn. S 1/2 of SW 1/4 (aka Lot D, SP #32-72)

For Full Legal See Attached Exhibit "A"

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): P43175, 350724-2-001-0009, P43178, 350724-2-002-0107, P102252, 350713-0-021-0309

Dated 1-14-2014

Keith L. Macomber
Keith L. Macomber

Carolyn Kay Macomber
Carolyn Kay Macomber

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014276
JAN 27 2014

STATE OF Iowa
COUNTY OF Black Hawk } SS:

Amount Paid \$ 2,746.⁰⁰
By Mam Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Keith L. Macomber and Carolyn Kay Macomber, 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: 1/14/14

Douglas H. Frisch
Printed Name: Douglas H. Frisch
Notary Public in and for the State of Iowa
Residing at Wakarusa IA
My appointment expires: 10/9/15



EXHIBIT A

That portion of the North Half of the Northwest Quarter, Section 24, Township 35 North, Range 7 East, W.M., Lying Easterly of Pressentin Creek, except the following described tracts:

Beginning at the Northwest corner of said subdivision; thence South 89°23'30" East along the North line of said subdivision 1336.17 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 24; thence South 0°16'35" West along the East line of said Northwest quarter of the Northwest quarter, a distance of 597.94 feet to a point on the East bank of Pressentin Creek, and the True Point of Beginning; thence North 38°42'38" East 11.97 feet; thence South 51°17'22" East 200.00 feet; thence South 38°42'38" West 80.00 feet; thence North 51°17'22" West 146.01 feet to the East line of the Northwest quarter of the Northwest quarter of Section 24; thence continue North 51°17'22" West 53.99 feet to the East bank of Pressentin Creek; thence North 38°42'38" East 68.03 feet to the True Point of Beginning.

Beginning at the Northwest corner of said subdivision; thence South 89°23'30" East along the North line of said subdivision 1336.27 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of said section 24; thence South 8°16'35" West along the East line of said Northwest quarter of the Northwest quarter, a distance of 597.94 feet; thence South 38°42'38" West 68.03 feet to a point on the East bank of Pressentin Creek, and the True Point of Beginning; thence South 51°17'22" East 53.99 feet to a point on the East line of the Northwest quarter of the Northwest quarter of said Section 24; thence continue South 51°17'22" East 146.01 feet; thence South 38°42'38" West 80.00 feet; thence North 51°17'22" West 82.53 feet to a point on the East line of the Northwest quarter of the Northwest quarter; thence continue North 51°17'22" West a distance of 117.47 feet to a point on the East bank of Pressentin Creek; thence North 38°42'38" East 80.00 feet to the True Point of Beginning.

TOGETHER WITH an easement for ingress, egress and utilities as reserved in Quit Claim Deed recorded under Auditor's File No. 765951.

AND

Lot "D" of Skagit County Short Plat No. 32-72, as approved May 17, 1972; being a portion of the South ½ of the Southwest ¼ of Section 13, Township 35 North, Range 7 East W.M..



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\$75.00

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Exhibit B

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Pope & Talbot, Inc.
Recorded: September 14, 1959
Auditor's No.: 586327
Affects: Ptn. in NE 1/4 of NW 1/4

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Freeman Macomber, Doris Macomber and Keith Macomber
And: Skagit County
Dated: August 20, 1976
Recorded: August 20, 1976
Auditor's No.: 841189
Regarding: Temporary easement and waiver of damages

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 5, 1982
Auditor's No.: 8211050029
Regarding: Conditional Use Permit 12-81 (Revised)

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

D. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: January 16, 1990
Auditor's No.: 9001160001

E. 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: Pressentin Creek

F. 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.)

G. RESERVATION CONTAINED IN DEED:

Executed by: John A. Johnson and Cora M. Johnson,
husband and wife
Recorded: April 13, 1971
Auditor's No.: 751023



H. RESERVATION CONTAINED IN DEED:

Executed by: Freeman G. Macomber and Doris C. Macomber,
husband and wife
Recorded: March 27, 1972
Auditor's No.: 765951

I. Terms and Condition of Judgment filed in Skagit Superior Court Case No. 33683.
(A copy of which is attached)

J. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER
MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: June 3, 1994
Auditor's No.: 9406030068

K. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER
MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Short Plat No. 32-72
Approved: May 17, 1972

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Freeman Macomber, Doris Macomber and Keith
Macomber
And: Skagit County
Dated: August 20, 1976
Recorded: August 20, 1976
Auditor's No.: 841189
Regarding: Temporary easement and waiver of damages.

M. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 5, 1982
Auditor's No.: 8211050029
Regarding: Conditional use permit 12-81 (Revised)

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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