

When recorded return to:
City of Seattle, A Municipal Corporation
Real Estate Services
Attn: Mary Davis, SMT Room 3338
700 Fifth Avenue Suite 3200
PO Box 34023
Seattle, WA 98124-4023

Recorded at the request of:
Guardian Northwest Title
File Number: 107424



201410220025

Skagit County Auditor \$77.00
10/22/2014 Page 1 of 6 11:07AM

GUARDIAN NORTHWEST TITLE CO.
Statutory Warranty Deed 107424

THE GRANTOR Kathryn M. Watson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to City of Seattle, a municipal corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 29, Township 35 North, Range 10 East; Ptn. of Gov't Lot 3 & ptn. NE - SE

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): P103088, 351029-0-017-0005, P45647, 351029-4-001-0005

Dated

9-22-14

Kathryn M. Watson
Kathryn M. Watson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143967
OCT 22 2014

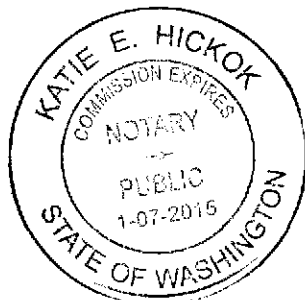
Amount Paid \$4926.70
Skagit Co. Treasurer
By Mam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kathryn M. Watson, 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:

9-22-14



Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2015

EXHIBIT A

Parcel "A":

The Northeast 1/4 of the Southeast 1/4 of Section 29, Township 35 North, Range 10 East, W.M., EXCEPT that portion thereof, if any, lying within the bed and shores of the Skagit River, ALSO EXCEPT that portion thereof lying Northerly of the following described line:

Beginning at a point on the East line of said subdivision which is 2407.0 feet North of the Southeast corner of said Section 29; thence North 47°15' West to a point on the North line of said subdivision, which point is the terminal point of this line;

TOGETHER WITH non-exclusive easements for ingress and egress over and across the following described tracts:

The South 40 feet of the West 40 feet of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 35 North, Range 10 East, W.M.; the West 40 feet and the South 40 feet of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 35 North, Range 10 East W.M.; the West 60 feet of the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 35 North, Range 10 East W.M., lying Southerly of the North line of the South 40 feet of the North 1/2 of said Southeast 1/4 of the Southwest 1/4; and that portion of the West 60 feet of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 35 North, Range 10 East W.M., lying Northerly of the 50 foot wide right-of-way conveyed to Skagit County for the Martin Ranch Road by deed recorded February 24, 1940 as Auditor's File No. 322221 in Volume 180 of Deeds, page 68.

Parcel "B":

That portion of Government Lot 3 and that portion of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the East 1/4 corner of said Section 29;

Thence in Government Lot 3, North 49 degrees 49'26" West 326.00 feet;

Thence along the centerline of Illabot Creek, as it existed March 1, 1973, North 15 degrees 38'21" West, 1,257.29 feet to the West boundary of Government Lot 3;

Thence South 37 degrees 31'44" West, 449.18 feet along said West boundary to G.L.O. Angle Point No. 3;

Thence South 23 degrees 41'44" West on the West boundary of said Government Lot 3, a distance of 116.03 feet;

Thence South 89 degrees 30' East, 217.68 feet;

Thence South 15 degrees 15' East, 567.6 feet;

Thence South 27 degrees 00' East, 390.00 feet;

thence South 47 degrees 15' East, 496.8 feet (89.58 feet in Government Lot 3 and 407.22 feet in the Northeast 1/4 of the Southeast 1/4) to a point on the East section line of said Section 29 that is 2,407.00 feet North of the Southeast corner of said Section;

Thence North 0 degrees 04'51" West, 275.75 feet along said Section line to the point of beginning.



201410220025

Skagit County Auditor

\$77.00

10/22/2014 Page

2 of

6 11:07AM

Exhibit B

EXCEPTIONS:

A. 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: Skagit River

B. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Skagit River.

C. 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.)

D. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Stockholders of The Sound Timber Company
Recorded: September 6, 1949
Auditor's No.: 435450
As Follows: "...reserving unto the Grantors...all oil, coal, gas and minerals..."

E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: The Selective Logging Company
Recorded: September 6, 1949
Auditor's No.: 435450
For: Use of railroad grades
Affects: Undisclosed portions of Township 35 North.
Range 10 East, W.M.

F. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Scott Paper Company
Recorded: January 21, 1955
Auditor's No.: 512129
For: The right to construct, maintain and use road or roads
Affects: Undisclosed portion of subject property

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



201410220025

Skagit County Auditor
10/22/2014 Page

3 of

\$77.00
6 11:07AM

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Jack D. Martin and Mary Teresa Burr
Recorded: March 31, 1987
Auditor's No. 8703310004
Purpose: Ingress and egress
Area Affected: The South 40 feet of the Northeast 1/4 of the Southeast 1/4 and the easement portion of the subject property

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: February 14, 1960
Auditor's No.: 590629
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: That portion of the subject property lying within Section 33

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: January 15, 1960
Recorded: February 24, 1960
Auditor's No.: 591235
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: Portions of easements lying within Section 28

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Scott Paper Company
Recorded: November 13, 1974
Auditor's No. 810035
Purpose: Use, maintenance, repair, etc. of a road, together with necessary bridges, culverts, cuts, etc.
Area Affected: Portions of the easements lying within Sections 28 and 33

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Nature Conservancy, a Washington D.C. non-profit corporation
Recorded: October 31, 1977
Auditor's No. 867766
Purpose: Use, maintenance, repair, construction and reconstruction of a road, together with bridges, culverts, cuts, fills, etc.
Area Affected: Portion of subject property lying within Section 33

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



201410220025

Skagit County Auditor
10/22/2014 Page

4 of

\$77.00
6 11:07AM

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Fred J. Martin and Elsie May Martin
Recorded: May 23, 1983
Auditor's No. 8305230040
Purpose: Use, maintenance, repair, construction, etc. of road, together with necessary bridges, culverts, cuts, fills, etc.
Area Affected: Portion of subject property lying with Section 33

Said easement states that it is an "exclusive use" easement.

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Douglas Martin, a single man
Recorded: May 23, 1983
Auditor's No. 8305230041
Purpose: Use, maintenance, repair and reconstruction of road, with necessary bridges, culverts, cuts, fills, etc.
Area Affected: Portion of the easement lying within Section 28

N. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Douglas E. Martin
Recorded: June 16, 2000
Auditor's No.: 200006160064
For: Road and utility purposes
Affects: The South 40 feet, North 20 feet and Northeasterly 20 feet of the subject property

O. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: February 20, 2008
Recorded: February 21, 2008
Auditor's No.: 200802210096
Affects: Access easement

P. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: August 29, 2008
Auditor's No.: 200808290001

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



201410220025

Skagit County Auditor
10/22/2014 Page

5 of

\$77.00
6 11:07AM

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

Recorded: June 12, 2012
Auditor's No.: 201206120037
Regarding: Title Notification-Special Flood Hazard Area

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.

R. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY
DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Kathryn M. Watson
Recorded: June 12, 2012
Auditor's No.: 201206120038

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

S. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: See document
Recorded: June 03, 1996
Auditor's No.: 9606030058
Purpose: Roadway and Maintenance Agreement
Area Affected: Real estate under search and other property

T. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power &
Light Co.
Dated: August 16, 1988
Recorded: August 24, 1988
Auditor's No.: 8808240012
Purpose: Right to construct, operate, maintain, repair, replace and
enlarge one or more electric transmission and/or distribution
lines and related facilities.

U. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Edward and Kathryn Watson
Recorded: August 3, 1994
Auditor's No.: 9408030086
Purpose: Repair and Maintenance Roadway
Area Affected: See document

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



201410220025