



201509230062

Skagit County Auditor \$73.00
9/23/2015 Page 1 of 2 2:31PM

When recorded return to:
City of Seattle, City Light, Room SMT3338
700 - 5th Avenue, Suite 3200/ PO Box 34023
Seattle, WA 98124-4023

Recorded at the request of:
Guardian Northwest Title
File Number: 109190

Statutory Warranty Deed

109190-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Clair A. Crossman, as her separate estate, single at all times of ownership 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 of the State of Washington the following described real estate situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 31, Township 33 North, Range 11 East; Ptn. Gov't Lot 1

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): P18977, 331131-0-001-0109

Dated 9-23-15

Clair A. Crossman
Clair A. Crossman

20153861
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 23 2015
Amount Paid \$ 450
Skagit Co. Treasurer
Deputy
By MF

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Clair A. Crossman, 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: 9-23-15



Katie Sander
Printed Name: Katie Hickok Sander
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10/7/2019 0-23-19

Order No:

EXHIBIT A

That portion of Government Lot 1, Section 31, Township 33 North, Range 11 East W.M., described as follows:

Commencing at a point on the North line of said Section 31, which bears North $89^{\circ} 50' 42''$ West, a distance of 434.54 feet from the Northeast corner of said Section 31; thence South $17^{\circ} 44' 36''$ East 354.32 feet; thence Southeasterly along a curve to the left having a radius of 420 feet; through a central angle of $22^{\circ} 48' 45''$ an arc distance of 167.22 feet to the POINT OF BEGINNING; thence Southeasterly along a curve to the left having a radius of 420 feet through a central angle of $4^{\circ} 17' 45''$ an arc distance of 31.49 feet; thence South $44^{\circ} 51' 06''$ East 55.43 feet; thence South $47^{\circ} 30' 00''$ West 1600 feet, more or less, to the old channel of the Suiattle River; thence Northwesterly along said river to a point lying South $52^{\circ} 45' 00''$ West of the POINT OF BEGINNING; thence North $52^{\circ} 45' 00''$ East, 1600 feet, more or less, to the POINT OF BEGINNING.

Said premises being Lot 7 of an unrecorded 5 acre Parcel Map dated November 1, 1972, surveyed for the River West General Partnership and as later shown on a Survey recorded as Auditor's File No. 9409070001.

TOGETHER WITH and SUBJECT TO a 20-foot wide easement for ingress and egress as delineated on said unrecorded 1972 Survey as attached to Auditor's File No. 888237 and several other documents of record.