



20181160098

11/16/2018 02:18 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
The City of Seattle
Attention Mary Davis SMT Room 3338
700 Fifth Ave Suite 3200
PO Box 34023
Seattle, WA 98124-4023

Recorded at the request of:
File Number: 114723

Statutory Warranty Deed 114723

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Marblemount Properties, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE 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 25, Township 35 North, Range 9 East; Ptn. Gov't Lots 1 & 2, and N 1/2 SE 1/4

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): P44686, 350925-4-002-0001, P44646, 350925-0-001-0000, P108130, 350925-4-002-0600.

Dated 11.9.18

Marblemount Properties LLC

Stephen Metzler
By: Stephen Metzler, Managing Member

Almudena De Llaguno
By: Almudena De Llaguno, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185074
NOV 16 2018

Amount Paid \$ 4,410.50
Skagit Co. Treasurer
By Mam Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stephen Metzler and Almudena De Llaguno is the personS who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Members of Marblemount Properties LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this Instrument,

Dated: 11.9.2018



Eleanor Romero
Katie Hickok Eleanor Romero
Notary Public in and for the State of Washington
Residing at Washington Mt. Vernon
My appointment expires: 1/07/2019 01/23/2021

EXHIBIT A

That portion of the North 1/2 of the Southeast 1/4 lying Southerly of State Route 20, and Government Lots 1 and 2, Section 25, Township 35 North, Range 9 East, W.M.,

EXCEPT that portion conveyed to Skagit County by Deed recorded September 19, 1960, under Auditor's File No. 598887, records of Skagit County, Washington,

AND EXCEPT that portion lying Southerly of the following described line:

Beginning at the Northwest corner of said Government Lot 2;
thence North 88°46'38" East along the North line of said Government Lot 2, for a distance of 640.80 feet to a point in an existing fence;
thence the following courses and distances along said existing fence:

South 19°08'22" West, 385.42 feet; South 70°25'07" East, 678.96 feet; North 34°53'52" East, 56.30 feet;

North 24°26'13" East, 257.12 feet to an angle point in said existing fence;
thence North 61°31'46" East towards an end-of-fence, for a distance of 52.97 feet to the centerline of an existing access road and a point hereinafter referred to as Point "X";
thence continuing North 61°31'46" East, 52.96 feet to said end-of-fence;
thence the following courses and distances along an existing fence:

South 63°17'49" East, 266.93 feet; South 78°58'19" East, 154.49 feet; South 82°58'36" East, 164.98 feet to the East end of fence;

thence North 75°52'26" East, 369.47 feet to an iron pipe and yellow plastic cap stamped "Steele 13138";

thence North 42°08'39" East, 516.80 feet to the Northeast corner of aforesaid Government Lot 1, and the terminus of herein described line.

Situate in the County of Skagit, State of Washington.

Exhibit 4

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle, a Municipal Corporation
Recorded: July 13, 1933
Auditor's No. 257006
Purpose: A perpetual easement for the construction, operation and maintenance of a railroad and all necessary appurtenances over, along and across the subject property

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Dated: September 9, 1983
Recorded: September 21, 1983
Auditor's No.: 8309210028
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Seattle City Light
Recorded: December 10, 1999
Auditor's No.: 199912100061

D. 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

E. 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.)

F. BASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	The City of Seattle
Recorded:	January 5, 2000
Auditor's No.	200001050079
Purpose:	Access
Area Affected:	As disclosed in instrument