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07/05/2019 01:42 PM Pages: 1 of 4 Fees: \$104.50
Skagit County-Auditor

When recorded return to:

City of Seattle
700 5th Avenue, Ste 3200 Room 3338
Seattle, WA 98104

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carl J. Brecht, 2118 143rd Pl SE, Mill Creek, WA 98012, **GUARDIAN NORTHWEST TITLE CO.**

19-1683

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to City of Seattle, a Municipal Corporation

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Sec 15, Twn 35 N, Rng 8 E; Ptn Gov't Lot 7

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): P43919 & 350815-0-007-0007

Dated: 6-25-19

Carl J. Brecht
Carl J. Brecht

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2774
JUL 05 2019

Amount Paid \$ 5701.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

Statutory Warranty Deed
LPB 10-05

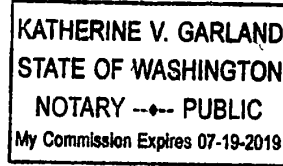
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Carl J. Brecht is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 25th day of July, 2019

Katherine V. Garland
Signature

Notary Public
Title



My appointment expires: **07/19/2019**

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 45389 Concrete Sauk Valley Road, Concrete, WA 98237
Tax Parcel Number(s): P43919 & 350815-0-007-0007

Property Description:

That portion of Government Lot 7 and of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, if any, in Section 15, Township 35 North, Range 8 East, W.M., lying Northerly of the County road known as the South Skagit Highway and as the Sauk Valley Road, except roads and except the following described tract:

Commencing at a point where the West boundary of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ or Lot 7, intersects the North boundary of County road (South Skagit Highway), the true point of beginning, within Section 15, Township 35 North, Range 8 East, W.M.; thence in an Easterly direction along said North boundary of said County road a distance of 175 feet; thence due North to the South Bank of Skagit River; thence in a general Southwesterly direction along said South Bank of Skagit River to intersection with West boundary of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ or Lot 7 of said Section 15, Township 35 North, Range 8 East, W.M.; thence South to the point of beginning. Also known as Parcel C, survey recorded November 29, 1974, under Auditor's File No. 810620.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1683-KH

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EXHIBIT B

19-1683-KH

1. 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 Skagit River, or its banks, or which may result from such change in the future.

2. 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

Recorded: November 29, 1974

Auditor's No.: 810620

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Raymond E. Arnold and Maxine P. Arnold

Dated: October 14, 1991

Recorded: October 23, 1991

Auditor's No. 9110230037

Purpose: To discharge water

Area Affected: Exact location undisclosed