

When recorded return to:

Guardian Northwest Title & Escrow Company
1301 Riverside Drive, Suite B
Mount Vernon, WA 98273
(360) 424-0111

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1908

Apr 30 2021

Amount Paid \$1045.00
Skagit County Treasurer
By Heather Beauvais Deputy

BARGAIN AND SALE DEED

GNW 20-8075

THE GRANTOR(S)

Michael J. Kalkoske and Patricia R. Kalkoske, a married couple
50275 Washington 20, Concrete, WA 98237

for and in consideration of
SIXTY FIVE THOUSAND AND 00/100 (\$65,000.00) DOLLARS

in hand paid, bargains, sells, and conveys to
City of Seattle, a municipal corporation of the State of Washington

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

P30904/P30927/P30920/P30921
Parcel "A":

Government Lot 8 of Section 12, Township 34 North, Range 9 East, W.M.; EXCEPT that portion thereof conveyed to School District No. 56 by deed recorded October 18, 1894 as Auditor's File No. 20526 in Volume 28 of Deeds, Page 729, records of Skagit County, Washington.

Parcel "B":

The North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 9 East, W.M.; lying East of the Sauk River as shown on the face of Skagit County Short Plat No. 72-76 recorded as Auditor's File No. 857846, records of Skagit County, Washington.

Parcel "C":

That portion of Government Lot 6 of Section 12, Township 34 North, Range 9 East, W.M., lying Southerly of the Sauk River, described as follows:

Beginning at the South one-quarter corner of said Section 12; thence westerly along the section line 1305 feet; thence Northerly 1318 feet, more or less, to the Southwest corner of said Government Lot 6, and the True Point of Beginning of the land to be described; thence Easterly along the Southerly boundary of Government Lot 6 and its extension Easterly, for a distance of 1305 feet; thence at an angle of 90° to the left a distance of 650 feet; thence Southwesterly to a point on the Westerly boundary of said Government Lot 6, which lies 420 feet Northerly of the Southwest corner thereof; thence Southerly 420 feet to the True Point of Beginning.

Parcel "D":

That portion of Government Lot 7 of Section 12, Township 34 North, Range 9 East, W.M., lying Southerly and

Easterly of the Sauk River, described as follows:

Beginning at the South one-quarter corner to said Section 12; thence Westerly along the Section line, a distance of 1305 feet; thence Northerly 1318 feet, more or less, to the Southeast corner of Government Lot 7 and the True Point of Beginning of the tract of land to be described; thence Westerly on the Southerly boundary of Government Lot 7, a distance of 510 feet; thence Northeasterly to a point on the Easterly boundary of Government Lot 7, which lies 420 feet Northerly from the Southeast corner thereof; thence Southerly to the True Point of Beginning.

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 "A" attached hereto

Tax Parcel Number(s): P30927/340912-3-002-0009 & P30920/340912-0-013-0002 & P30921/340912-0-014-0001 & P30904/340912-0-008-0009

Dated: April 30th, 2021

Michael J. Kalkoske
Michael J. Kalkoske

Patricia R. Kalkoske
Patricia R. Kalkoske

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michael J. Kalkoske and Patricia R. Kalkoske 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: 30th day of April, 2021

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

EXHIBIT A

20-8075-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 Sauk River, or its banks, or which may result from such change in the future.
2. 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.)
3. 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 Sauk River.
4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 12/24/2018 as Auditor's File No. 201812240093.
5. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to David Hambright, et ux, et al recorded 09/17/2020 as Auditor's File No. 202009170039