

POOR ORIGINAL

When recorded return to:

Skagit County Parks and Recreation
1730 Continental Place
Mount Vernon, WA 98273

GNW 22-15126

STATUTORY WARRANTY DEED

THE GRANTOR(S) WATERLANDS, L.L.C., a Washington Limited Liability Company, P.O. Box 1201, Everett, WA 98206,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Skagit County, a political subdivision of the State of Washington

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: Section 25, Township 35 North, Range 4 East; Ptn. of Gov't Lot 5 and
Section 30, Township 35 North, 5 East; Ptn. of Gov't Lot 5

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): P37617 and P40393

Dated: 7-6-22

WATERLANDS, L.L.C., a Washington Limited Liability Company

By: [Signature]
Mark Nysether, Member

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20222835
Date 07/11/2022

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15126-TJ

Page 1 of 4

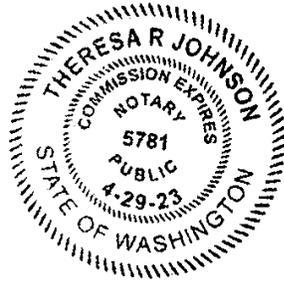
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6th day of July, 2022 by Mark Nysether as Member of
WATERLANDS, L.L.C.

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: NHN South Skagit Highway, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P37617 and P40393

Property Description:

Those portions of Government Lot 5 in Section 25, Township 35 North, Range 4 East of the Willamette Meridian;
and of Government Lot 5 in Section 30, Township 35 North, Range 5 East of the Willamette Meridian; lying
Northerly of the South Skagit Highway as it existed in July 1, 1987;

EXCEPT the following described tract:

That portion thereof, if any, at the West end of the above described property lying within the right of way of the
former Skagit County road which crossed the Skagit River at that location.

EXHIBIT B

22-15126-TJ

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. 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. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:
Executed By: W.M. Lindsey, et ux
Dated: January 26, 1901
Recorded: January 28, 1901
Auditor's No.: 38383 (Volume 44, Page 240)
Reserving: All coal and other minerals are reserved and excepted from this conveyance

Affects Government Lot 5 of Section 25, Township 35 North, Range 4 East, W.M.
4. Mineral reservations and easements as reserved in deed from State of Washington, recorded under Skagit County Auditor's File No. 83264, records of Skagit County, Washington.
5. EASEMENT AND PROVISIONS THEREIN:
Grantee: Puget Sound Power and Light Co.
Purpose: Electric transmission line
Auditor's No.: 444378
6. Reservation in favor of Genevieve Larson, her heirs and assigns, the right to construct and use a roadway not to exceed 20 feet as disclosed by document recorded July 26, 1976 under Auditor's File No. 839773.
7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: United States of America
Recorded: January 15, 1976
Auditor's No. 842365
Purpose: Geological Survey Access
Area Affected: Said premises

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15126-TJ

Page 4 of 4