

202312040067

12/04/2023 02:20 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238931

Dec 04 2023

Amount Paid \$1365.00

Skagit County Treasurer

By Candi Newcombe Deputy

When recorded return to:

City of Seattle, a municipal corporation of the State of Washington  
700 5th Avenue North, Ste 3300 PO Box 34023, Real Estate Services  
Seattle, WA 98109

GNW 23-18587

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathleen Louise Fulwiler, as her separate estate and as surviving spouse of William Alan Fulwiler, deceased, 5607 McKinley Place North, Seattle, WA 98103,

for and in consideration of ten dollars and other 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 Skagit, State of Washington:

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

Abbreviated legal description: Property 1:

Ptn. Gov. Lots 5 & 6, Section 22, Township 35 North, Range 10 East

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): P45434

Dated: 12/01/2023

  
Kathleen Louise Fulwiler

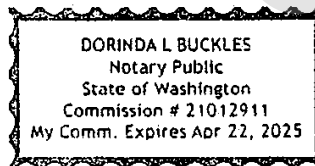
STATE OF WASHINGTON  
COUNTY OF SKAGIT King

This record was acknowledged before me on 1 day of December, 2023 by Kathleen Louise Fulwiler.

  
Signature

Notary Public  
Title

My commission expires: 4-22-25



Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18587-K11

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 57803 Illabot Creek Lane, Marblemount, WA 98267  
Tax Parcel Number(s): P45434

**Property Description:**

All that part of Government Lots 5 and 6 of Section 22, Township 35 North, Range 10 East, W.M., lying Westerly of the Easterly right-of-way line of an easement 300 feet in width granted to the City of Seattle, said easement being recorded in the Auditor's Office, Skagit County, Washington, under File No. 234108, and lying Southerly and Westerly of the following described line:

Beginning at a point lying 77.41 feet North and 2000.33 feet West of the Southeast corner of said Section 22, (East line of said Section bears North 1 degree 18'04" East) said point being a 3/4" iron pipe on the Easterly right-of-way line of said easement granted the City of Seattle: thence North 65 degrees 49'45" West, 187.50 feet: thence North 41 degrees 12'18" West to the Skagit River; EXCEPT a strip of land 50 feet in width conveyed to Skagit County for roadway as recorded under Auditor's File No. 662530; AND EXCEPT that portion lying Southerly and Westerly of the following described line:

Beginning at a point lying 107.50 feet North and 2510.57 feet West of the Southeast corner of said Section 22 (East line of said Section bears North 1 degree 18'04" East); thence North 38 degrees 10' West to the Skagit River; thence South 38 degrees 10' East on a line projected through said point, to the South line of said Section 22.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

23-18587-KH

9. 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.
10. 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 Skagit River.
11. 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.)
12. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: Grantee: City of Seattle  
Dated: April 3, 1930 Recorded: May 22, 1930 Auditor's No: 234108 Purpose: Transmission line Area Affected: Southerly portion of access easement
13. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: Grantee: City of Seattle  
Dated: June 3, 1952  
Recorded: June 5, 1952  
Auditor's No: 475966  
Purpose: Patrol road  
Area Affected: Within limits of transmission line right-of-way E. Terms and conditions of
14. Easement Agreement recorded under Auditor's File No. 722047. Said agreement affects access road.