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12/30/2024 10:59 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

After Recording Return To:
Washington Department of Fish and Wildlife
Real Estate Services
600 Capitol Way North
Olympia, WA 98501-1091
Attn: Dawn Anderson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2024 3434
DEC 30 2024
Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

Document Title: Statutory Warranty Deed
Grantor: Michael E. Clough and Jan M. Gurnee
Grantee: The State of Washington, The Department of Fish and Wildlife
Abbreviated Legal Description: Gov't Lot 9, S36, T33N, R3E, W.M.
(complete legal on Exhibit A)
Assessor Parcel No.: 330336-0-0008/P16139
County: Skagit

STATUTORY WARRANTY DEED

The Grantor, **MICHAEL E. CLOUGH** and **JAN M. GURNEE**, each as to an undivided ½ interest, for and in consideration of a gift (\$0.00), convey and warrant to **THE STATE OF WASHINGTON, THE DEPARTMENT OF FISH AND WILDLIFE**, as Grantee, all rights, title, and interest of Grantor in the real estate situated in the County of Skagit, State of Washington, and described on Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH: All and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including, without limitation, timber rights, water rights, and rights to oil, gas, minerals, and aggregate. And further, for the consideration aforesaid, the Grantor above named hereby conveys and quit claims unto The State of Washington, The Department of Fish and Wildlife, its successors and assigns, all right, title, and interest which Grantor may have in and to the banks, beds and waters of any streams, or any lands not adequately described, opposite or fronting upon the fee lands above described and in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said land and in any means of ingress and egress appurtenant thereto.

SUBJECT TO: Existing easements for public roads, public highways, public utilities, public railroads, and public pipelines; reservations, exceptions and any other outstanding rights contained in or referred to in patents issued by The United States.

ALSO SUBJECT TO: Those encumbrances cited on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has duly executed this deed on the day and year written below.

Michael E. Clough
MICHAEL E. CLOUGH

Jan M. Gurnee
JAN M. GURNEE

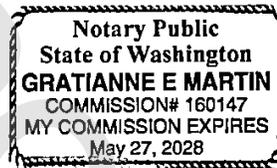
STATE OF WASHINGTON)

)ss
County of Skagit

I certify that I know or have satisfactory evidence that Michael E. Clough is the individual who signed this instrument in my presence and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 27 day of December, 2024.

Gratianna E. Ylcecrup
Notary Public in and for the State of Washington,
residing at Ht Vernon WA
My appointment expires May 27th 2028
Printed Name: Gratianna E Martin



STATE OF WASHINGTON)

)ss
County of Skagit

I certify that I know or have satisfactory evidence that Jan M. Gurnee is the individual who signed this instrument in my presence and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 27 day of December, 2024.

Gratianna E. Ylcecrup
Notary Public in and for the State of Washington,
residing at Ht Vernon WA
My appointment expires May 27th 2028
Printed Name: Gratianna E Martin

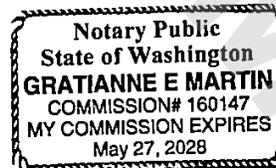


EXHIBIT A

Legal Description - Michael E. Clough and Jan M. Gurnee Property

Government Lot 9 of Section 36, Township 33 North, Range 3 East, W. M. EXCEPT rights and reservations reserved by the State of Washington in deed recorded November 16, 1947 as Auditor's File No. 438144.

TOGETHER WITH:

The 2nd Class Tidelands fronting on Lot 9, Section 36, Township 33 North, Range 3 East, W.M.; South Fork of Skagit River, known as Steamboat Slough.

Beginning at the Southwest corner of said Lot 9 (at meander line), North to Steamboat Slough; thence Southerly along Steamboat Slough 148 feet, from this point, Easterly to the point of beginning.

All situate in the County of Skagit, State of Washington.

EXHIBIT B

Encumbrances of Record – Michael E. Clough and Jan M. Gurnee Property

1. Reservations contained in deed from the State of Washington, recorded November 16, 1949 under Auditor's File No. 438144, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.