

Ron Tressler
SCL Guse Deed Acceptance ORD ATT A
March 10, 2014
Version 1



Skagit County Auditor
1/24/2014 Page 1 of 4 1:29PM \$75.00

When recorded return to:
The City of Seattle, a municipal corporation of the State of Washi:
700 5th Avenue, STE ~~3200~~ 3200 / Po Box 34023
Seattle, WA 98124-~~9871~~ 4023
Attn: Mary Davis SMT 3338
Recorded at the request of:
Guardian Northwest Title
File Number: 106862

Statutory Warranty Deed

¹⁰⁶⁸⁶²
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Susan L. Guse, as her separate estate, a widow for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The City of Seattle, a municipal corporation of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 32, Township 33 North, Range 10 East; Ptn. Gov't Lot 6 and NW - SE

For Full Legal See Attached Exhibit "A"

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): P18859, 331032-0-003-0008

Dated January 11, 2014

Susan L Guse
Susan L. Guse

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014261
JAN 24 2014

Amount Paid \$ 450.⁰⁰
Skagit Co. Treasurer
By man Deputy

STATE OF Washington)
COUNTY OF King) SS:

I certify that I know or have satisfactory evidence that Susan L. Guse, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: January 11, 2014

Karen A. Unseth
Printed Name: Karen A. Unseth
Notary Public in and for the State of Washington
Residing at Shoreline, WA
My appointment expires: 2-23-16

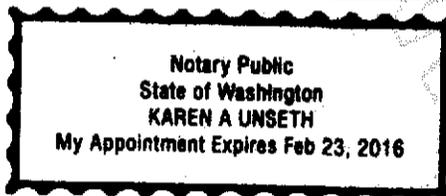


EXHIBIT A

That portion of Government Lot 6 and the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 33 North, Range 10 East W.M., lying Southerly of the following described line and its projection:

Commencing at the concrete monument marking the Southwest corner Southeast 1/4 of said Section 32;
thence North 89°29'07" East along the South line of said Section a distance of 1,324.76 feet to the Southeast corner of the West 1/2 of the Southeast 1/4 of said Section;
thence North 0°57'39" West a distance of 1,883.67 feet along the East line of the West 1/2 of the Southeast 1/4 of said section to the point of beginning of said line marked by a rebar with a plastic cap stamped "13138";
thence North 63° West a distance of 808.11 feet to a rebar with a plastic cap stamped "13138";
thence continuing North 63° West to the East line of the Sauk River as located in January, 2001 and terminus of herein described line.

Except that portion if any as conveyed under Auditor's File No. 779574 and Except any portion of Government Lot 6 lying North or West of the Sauk River.

TOGETHER WITH a 20-foot wide easement for ingress and egress the centerline of which is described as follows:

Commencing at the concrete monument marking the Southwest corner of the Southeast 1/4 of said Section 32;
Thence South 89°26'49" West 737.44 feet along the South line of the Southwest 1/4 of said Section 32 to the centerline of an existing dirt road and the TRUE POINT OF BEGINNING of this easement description;
Thence along the centerline of said dirt road the following courses and distances:
North 17°24'09" West, 7.97 feet;
North 22°33'22" West, 47.48 feet;
North 02°13'28" East, 24.58 feet;
North 24°54'51" East, 19.05 feet;
North 56°15'36" East, 23.28 feet;
North 82°59'57" East, 28.90 feet;
South 84°11'25" East, 46.48 feet;
South 84°46'35" East, 45.75 feet;
North 85°51'54" East, 41.05 feet;
North 79°56'13" East, 36.78 feet;
North 70°36'24" East, 43.16 feet;
North 65°52'14" East, 128.73 feet;
North 60°34'04" East, 33.21 feet;
North 54°17'57" East, 40.05 feet;
North 46°14'03" East, 36.83 feet;
North 39°10'01" East, 31.06 feet;
North 35°15'50" East, 47.44 feet;
North 35°03'59" East, 50.93 feet;
North 34°03'06" East, 48.16 feet;
North 20°28'07" East, 59.62 feet;
North 03°06'56" East, 62.38 feet;
North 06°59'09" East, 32.14 feet;
North 09°13'56" East, 60.73 feet;
North 00°47'37" West, 28.99 feet;
North 09°38'21" West, 59.17 feet;
North 06°02'10" West, 28.55 feet;
North 04°22'18" East, 28.84 feet;
North 23°03'09" East, 42.45 feet;
North 37°03'05" East, 44.47 feet;
North 32°46'34" East, 40.12 feet;
North 26°11'57" East, 47.01 feet;
North 19°22'06" East, 67.81 feet;
North 30°59'47" East, 21.28 feet;



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North 46°10'13" East, 47.03 feet;
North 40°48'47" East, 90.32 feet;
North 47°36'18" East, 23.79 feet;
North 48°20'29" East, 52.64 feet;
North 39°06'20" East, 68.04 feet;
North 34°43'26" East, 52.53 feet;
North 42°24'20" East, 29.43 feet;
North 46°42'40" East, 62.15 feet;
North 45°35'30" East, 34.25 feet;
North 46°41'27" East, 33.65 feet;
North 51°14'14" East, 23.25 feet;
North 56°03'55" East, 42.85 feet;
North 58°14'11" East, 38.55 feet;
North 60°13'44" East, 55.49 feet;
North 47°05'41" East, 48.76 feet;
North 39°30'53" East, 83.81 feet;
North 40°22'36" East, 58.67 feet;
North 25°21'52" East, 61.99 feet;
North 17°43'21" East, 101.81 feet;
North 09°10'43" East, 58.66 feet;
North 03°02'36" East, 64.50 feet;
North 04°42'16" West, 82.43 feet;
North 13°32'18" East, 99.73 feet;
North 19°00'38" East, 71.78 feet;
North 30°22'10" East, 70.80 feet;
North 39°47'21" East, 50.31 feet to the terminus of said centerline, which bears South 74°41'44"
West, 1912.69 feet from a concrete monument marking the Northeast corner of the Southeast 1/4 of
said Section 32;



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Exhibit B

EXCEPTIONS:

A. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: January 21, 1997
Auditor's No.: 9701210084

B. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: July 13, 2001
Auditor's No.: 200107130073

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle, a Municipal Corporation
Recorded: March 1, 2002
Auditor's No.: 200203010112
Purpose: 20-foot Non-Exclusive easement for ingress and egress
Area Affected: Portion of real estate under search and other property

D. RESERVATION CONTAINED IN DEED:

Executed by: William J. Guse and Susan L. Guse, husband and wife
Recorded: March 1, 2002
Auditor's No.: 200203010112

E. 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 River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Sauk River

F. 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.

G. 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.)

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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