

When recorded return to:
Swinomish Indian Tribe Community
11404 Moorage Way
Laconner, WA 98257



201112190074
Skagit County Auditor

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Recorded at the request of:
Guardian Northwest Title
File Number: 101458

Statutory Warranty Deed

101458-3

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Travis R. Martinez and Marla L. Martinez, husband and wife, as to Parcel 'C', and in Nielsen Brothers, Inc., as to Parcel 'D' for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Swinomish Indian Tribe Community, a federal recognized Indian Tribe organized pursuant to Section 16 of the Indian Reorganization Act of 1934 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Portion of Section 17, Township 35, Range 5 lying Southerly of the former Burlington Northern Railway right-of-way

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): P39244, 350517-0-002-0003, P39260, 350517-1-008-0005, P39272, 350517-4-003-0004, P121598, 350517-0-001-0100 10?

Dated 11/22/2011

Travis R. Martinez
Travis R. Martinez

Marla L. Martinez
Marla L. Martinez

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113850

DEC 19 2011

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 7721.⁷⁵
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Travis R. Martinez and Marla L. Martinez, 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: 11-30-11

Karen Alderson
Printed Name: Karen Alderson
Notary Public in and for the State of WA
Residing at Bellingham
My appointment expires: 3-28-15

NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
My Appointment Expires Mar 28, 2015

Exhibit "A"

Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, and of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ all in Section 17, Township 35 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said 17; thence North $0^{\circ}06'31''$ West along the West line of said Northwest $\frac{1}{4}$, 682.37 feet to the Southwest corner of the North $\frac{1}{2}$ of said Northwest $\frac{1}{4}$; thence North $89^{\circ}44'12''$ East along the South line of said North $\frac{1}{2}$ 760.18 feet; thence North $2^{\circ}15'21''$ East, 73.87 feet; thence North $42^{\circ}59'21''$ West, 56.87 feet; thence North $46^{\circ}29'19''$ West, 86.68 feet; thence North $1^{\circ}56'52''$ West, 128.52 feet; thence North $2^{\circ}33'56''$ West, 162.46 feet; thence North $21^{\circ}01'22''$ West 64.18; thence North $70^{\circ}06'02''$ West, 88.54 feet; thence North $15^{\circ}59'19''$ East, 64.14 feet; thence North $21^{\circ}04'22''$ East, 17.19 feet; thence North $17^{\circ}42'42''$ East, 31.94 feet; thence North $89^{\circ}55'52''$ East, 246.01 feet; thence North $10^{\circ}08'30''$ East, 217.55 feet; thence North $0^{\circ}01'23''$ West, 305.57 feet more or less to the South line of the abandoned Burlington Northern Railroad right-of-way; thence Westerly following said South right-of-way line 870 feet more or less to a point on the North-South centerline of said Section 17; thence South $0^{\circ}07'43''$ East along said center of Section line 357.70 feet more or less to a point which is 70 feet North of the center of Section 17; thence North $85^{\circ}42'30''$ West, 602.03 feet more or less along the Southerly line of Parcel P39245 as recorded under the Skagit County Auditor's File No. 200212020222 to the Southeasterly line on the abandoned Burlington Northern Railroad right-of-way; thence following said right-of-way line Southwesterly 643 feet more or less to the centerline of Hansen Creek; thence Southeasterly following said creek centerline to a point on the South line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17; thence South $89^{\circ}22'56''$ East along said South line, 774.17 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section along the existing roadway, as reserved in deed recorded November 16, 1944 as Auditor's File No. 375992.

TOGETHER WITH a non-exclusive easement for ingress and egress described as follows:

The South 12 feet of the Westerly 20 feet of the following described tract:

That portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of the North $\frac{1}{2}$ of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South $89^{\circ}44'12''$ West along the South line of said North $\frac{1}{2}$ 567.72 feet; thence North $2^{\circ}15'21''$ East, 73.87 feet; thence North $42^{\circ}59'21''$ West, 56.87 feet; thence North $46^{\circ}29'19''$ West, 86.68 feet; thence North $1^{\circ}56'52''$ West, 128.52 feet; thence North $2^{\circ}33'56''$ West, 162.46 feet; thence North $21^{\circ}01'22''$ West, 64.18 feet; thence North $70^{\circ}06'02''$ West, 88.54 feet; thence North $15^{\circ}59'19''$ East, 64.14 feet; thence North $21^{\circ}04'22''$ East, 17.19 feet; thence North $17^{\circ}42'42''$ East, 31.94 feet; thence North $89^{\circ}55'52''$ East, 246.01 feet; thence North $10^{\circ}08'30''$ East, 217.55 feet; thence North $0^{\circ}01'23''$ West, 305.57 feet more or less to the South line of the abandoned Burlington Northern Railroad right-of-way; thence Easterly following said Southerly right-of-way line 465 feet more or less to the East line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 17; thence South $0^{\circ}36'06''$ East along said East line, 479.56 feet more or less to the Southeast corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence South $0^{\circ}13'22''$ West along the East line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 17, 687.62 feet to the point of beginning.



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Exhibit "B"

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Entitled: Skagit Realty Company
Recorded: September 28, 1946
Auditor's No.: 396451

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: December 20, 1946
Auditor's No. 399263
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: As now located

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: August 18, 1948
Auditor's No. 421731
Purpose: Flood control works and structure
Area Affected: A tract of land 75 feet wide adjacent to Hanson Creek

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a municipal corporation
Recorded: August 24, 1983
Auditor's No. 8308240047
Purpose: Maintain and clean out Red Creek at any time
Area Affected: A 100 foot strip of land

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: Hanson Creek

F. Right(s) to cut and remove trees within 200 feet of railroad right-of-way as reserved and/or granted by instruments recorded in Volume 8 of Deeds at page 563 and Volume 11 of Deeds at page 372, all records of Skagit County, Washington.

G. Question of the exact location of the Easement reserved in deed recorded November 16, 1944 as Auditor's File No. 375992 and set forth in Parcel "A" herein.



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H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: August 18, 1948
Auditor's No. 421729
Purpose: Flood control works
(See Informational Note "L.")

I. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat No. 94-014
Recorded: August 5, 1994
Auditor's No.: 9408050002
Affects: Parcel "C"



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