



201712290016

Skagit County Auditor \$75.00  
12/29/2017 Page 1 of 2 10:35AM

When recorded return to:  
Skagit County  
1750 Continental Place  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113473

### Statutory Warranty Deed

113473

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael Balise and Magda Moss-Balise, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Skagit County, a Washington municipal corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 13, Township 35 North, Range 10 East; Ptns. Gov't Lot 1

Tax Parcel Number(s): P45194, 351013-0-003-0009

The West 260 feet of the East 580 feet of Government Lot 1, Section 13, Township 35 North, Range 10 East, W.M.,

EXCEPT road rights of way for State Highway 20

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 "A" attached hereto

Dated 12-20-17

Michael Balise  
Michael Balise

Magda M. Balise  
Magda Balise

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20176004  
DEC 29 2017

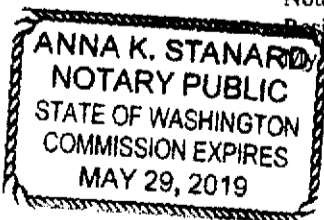
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 2060.90  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Michael Balise and Magda Balise, 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: 12-20-17

Anna K. Stanard  
Printed Name: Anna K. Stanard  
Notary Public in and for the State of Washington  
Residing at Stanwood  
Appointment expires: 05-29-19



## Exhibit A

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
Recorded: August 27, 1976  
Auditor's No.: 841644  
Purpose: Rock Rip-Rap Bulkhead  
Area Affected: Portion of real estate under search  
Affects: Parcel A

#### B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: February 23, 1989  
Recorded: March 29, 1989  
Auditor's No.: 8903290045  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Affects: Parcel A

#### C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Michael Balise  
Recorded: April 15, 2016  
Auditor's No.: 201604150164  
Affects: Parcel A

#### D. 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: Skagit River

#### E. 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.)