

POOR ORIGINAL

When recorded return to:

Skagit County, a political subdivision of the State of Washington
1730 Continental Place
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED GNW 22-14892

THE GRANTOR(S) Magda Moss-Balise and Michael Balise, wife and husband, 455 Little Mountain Road, Friday Harbor, WA 98250,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Skagit County, a political subdivision 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. Lot 1, Section 13, 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): P45245

Dated: 09/09/2022

Magda Moss-Balise
Magda Moss-Balise

Michael Balise
Michael Balise

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223824
Sep 16 2022
Amount Paid \$7525.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14892-TJ

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STATE OF Washington
COUNTY OF Skagit

This record was acknowledged before me on 9 day of September, 2022 by Magda Moss-Balise and Michael Balise.

Kyle B
Signature

Notary Public

Title

My commission expires: 09/11/2023

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2023

This notarial act involved the use of communication technology

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 59968 State Route 20, Mount Vernon, WA 98273

Tax Parcel Number(s): P45245

Property Description:

The West 160 feet of the East 320 feet of Government Lot 1, Section 13, Township 35 North, Range 10 East, W.M.; EXCEPT that portion thereof conveyed to Skagit County for road right-of-way by deed dated June 21, 1928 and recorded June 28, 1928 under Auditor's File No. 214543, records of Skagit County, Washington.

EXHIBIT B

22-14892-TJ

1. 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.
2. 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.)
3. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**
Between: James L. Stickney, et ux
And: Skagit County
Dated: August 31, 1976
Recorded: August 31, 1976
Auditor's No.: 841833
Regarding: Temporary easement for rip rap along river
4. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**
Between: Helen Peterson
And: Maxine Stickney
Dated: June 14, 1990
Recorded: June 27, 1990
Auditor's No.: 9006270013
Regarding: Joint use of well water and costs for same
5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded April 15, 2016 as Auditor's File No. 201604150164.
6. **RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT: Executed**
By: Michael Balise and Magda Moss-Balise
In Favor Of: Skagit County Recorded: December 29, 2017 Auditor's No.: 201712290017
RE: Right of First Refusal to Purchase Real Estate

Statutory Warranty Deed
LPB 10-05

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