

202201260552

DEEDS (EXCEPT QCDS)

Rec: \$209.50

1/26/2022 4:33 PM 1 of 7

SNOHOMISH COUNTY, WA

Electronically Recorded

Thank you for your payment.  
E180378 \$4,900.00  
SARA H. 01/26/2022

**STATUTORY WARRANTY DEED**

**Return Address:**  
  
Snohomish County  
Property Management  
3000 Rockefeller Avenue M/S 404  
Everett, WA 98201  
ATTN: Cherie Hutchins

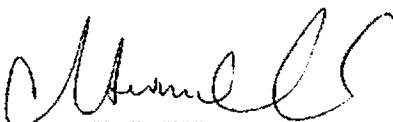
INSURED BY  
CHICAGO TITLE  
500110703

<b>Document Title(s)</b> (or transactions contained therein): Statutory Warranty Deed
<b>Reference Number(s) of Related Documents:</b> N/A
<b>Grantor(s)</b> (Last name first, then first name and initials): Christian W. M. Groeneveld and Anna E. Groeneveld, husband and wife
<b>Grantee(s)</b> (Last name first, then first name and initials): Snohomish County, a political subdivision of the State of Washington
<b>Legal description</b> (abbreviated: i.e., lot, block, plat or section, township, range)  A portion of Government Lot 6 in Section 5, Township 27 North, Range 8 East, W.M.  All Situate in the County of Snohomish, State of Washington
<b>Assessor's Property Tax Parcel/Account Number</b>  27080500202400 and 27080500202600

**STATUTORY WARRANTY DEED**

Grantor, CHRISTIAN W. M. GROENEVELD AND ANNA E. GROENEVELD, husband and wife, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, conveys and warrants to SNOHOMISH COUNTY, a political subdivision of the State of Washington ("Grantee"), that certain real property situated in the County of Snohomish, State of Washington, that is more particularly described on Schedule 1 attached hereto (the "Property"), subject to the matters identified on Schedule 2 attached hereto.

**SELLER:** Christian W. M. Groeneveld

By   
Christian W. M. Groeneveld

Date: 1-21-22

**SELLER:** Anna E. Groeneveld

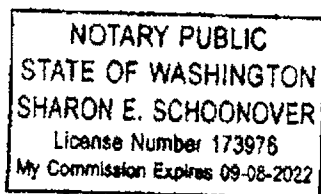
By   
Anna E. Groeneveld

Date: 1-21-22

STATE OF WASHINGTON )  
  )ss.  
COUNTY OF Snohomish

On this 21 day of January, 2022, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Christian W. M. Groeneveld + Ann E. Groeneveld, to me known to be the individuals described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first written above.



Sharon E. Schoonover  
(Signature of Notary)

Sharon E Schoonover  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State  
of Washington, residing at Lake Stevens.

My appointment expires: 9-8-22.

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came \_\_\_\_\_, to me known to be the individuals described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first written above.

\_\_\_\_\_  
(Signature of Notary)

\_\_\_\_\_  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at \_\_\_\_\_.

My appointment expires: \_\_\_\_\_.

**EXHIBIT "A"**

**31331 156th Street Southeast, Sultan, WA 98294**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE OF SULTAN, COUNTY OF SNOHOMISH, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

**Parcel A:**

Government Lot 6 in Section 5, Township 27 North, Range 8 East WM

Except that portion lying Northwesterly of the right of way line of County Road No. 220 and

Also Except that portion deeded to the State of Washington Department of Game by deed recorded under Auditor's File No. 1393321

And Also Except any portions within 311 Ave SE or within 156th St SE

Situate in the County of Snohomish, State of Washington

**Parcel B:**

All that portion of Government Lot 6 in Section 5, Township 27 North, Range 8 East WM

Lying Easterly of the Easterly line of County Road Survey No. 2061 and

Lying Northwesterly of the Northwesterly line of right of way line of County Road No. 220 and

and Lying Northerly of the South bank of an existing slough as it existed on April 14, 1960 and

Except that portion deeded to the State of Washington Department of Game by deed recorded under Auditor's File No. 1393321

Situate in the County of Snohomish, State of Washington

## Schedule 2

### Statutory Warranty Deed

#### Special Exceptions

Resolution of Snohomish County Fire Protection District No. 5 and the terms and conditions thereof:

Recording Date: March 19, 1945  
Recording No.: 781074

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington State Dept. of Game  
Purpose: River Access rights  
Recording Date: April 9, 1954  
Recording No.: 1104588  
Affects: The portion along the Southerly bank of the river

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Snohomish County  
Purpose: River bank protection  
Recording Date: December 11, 1958  
Recording No.: 1312565  
Affects: Portion adjoining river

Waiver of any claims for damages to said Land by reason of the location, construction, landscaping establishing of slopes or fills or maintenance of the street or highway adjoining said Land, as contained in the deed to

County/City/State: Snohomish County

Auditor No.: 1385763

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Snohomish County  
Purpose: Right of way  
Recording Date: September 20, 1960  
Recording No.: 1420410

6. Reservations and recitals contained in the Deed as set forth below:

Grantor: Larry D. Duffner and Erma D. Duffner  
Grantee: Wiard H. Groeneveld and Jean A. Groeneveld  
Recording Date: December 17, 1982  
Recording No.: 8212170122

Said document provides for, among other things, the following:  
Refers to a boundary issue due to a fence

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 8304135004

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200911045002

9. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Skykomish River.

10. Any question that may arise due to shifting or change in the course, boundaries or high water line of Skykomish River or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Skykomish River.

11. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

12. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

13. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Unnamed Slough.

14. Any question that may arise due to shifting or change in the course, boundaries or high water line of Unnamed Slough or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Unnamed Slough.

15. Any question that may arise due to shifting or change in the course, boundaries or high water line of Wagley Creek or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Wagley Creek.