



After Recording Return To:
Washington Department of Fish and Wildlife
Real Estate Services
600 Capitol Way North
Olympia, WA 98501-1091
Attn: Thom Woodruff

INLAND PROFESSIONAL TITLE, LLC

30611-KV'
Document Title: Statutory Warranty Deed
Reference No. Of Related Document: AFN 3170923
Grantor: Matthew Wilson and Edna Hawkes
Grantee: The State of Washington, The Department of Fish and Wildlife
Abbreviated Legal Description: SE NE & GOVT LOTS 2, 4 & 5, and PTNS GOVT Lots 1 & 3, 16-36-27
Assessor Parcel Nos.: 3627161002, 3627162003, 3627161005, 3627161006, and 3627162004
County: Okanogan

STATUTORY WARRANTY DEED

The Grantor, **MATTHEW WILSON**, a married man as his separate estate and **EDNA HAWKES**, a married woman as her separate estate, for and in consideration of **SEVEN HUNDRED SIXTY THOUSAND DOLLARS (\$760,000.00)**, conveys and warrants to **THE STATE OF WASHINGTON, THE DEPARTMENT OF FISH AND WILDLIFE**, the following described real estate situated in the County of Okanogan, State of Washington:

GOVERNMENT LOTS 1, 2, 3, 4 AND 5, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 27 EAST, W.M.

EXCEPT THEREFROM THAT PORTION CONVEYED TO THE GREAT NORTHERN RAILWAY COMPANY BY DEED DATED SEPTEMBER 9, 1909 AND RECORDED IN VOLUME "X" OF DEEDS, PAGE 403.

ALSO EXCEPT THAT PORTION OF SAID GOVERNMENT LOTS 1 AND 3 LYING EASTERLY OF THE ABOVE REFERENCED RAILWAY, DESCRIBED AS FOLLOWS:

THE SOUTH 450 FEET OF GOVERNMENT LOT 1, AND THE NORTH 310 FEET OF GOVERNMENT LOT 3, EXCEPT THE SOUTH 160 FEET OF THE EAST 450 FEET OF SAID NORTH 310 FEET.

TOGETHER WITH: All and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining. And further, for the consideration aforesaid, the Grantor above named hereby conveys and quit claims unto The State of Washington, The Department of Fish and Wildlife, its successors and assigns, all right, title, and interest which Grantor may have in and to the banks, beds and waters of any streams, or any lands not adequately described, opposite or fronting upon the fee lands above described and in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said land and in any means of ingress and egress appurtenant thereto.

SUBJECT TO: Existing easements for public roads, public highways, public utilities, public railroads and public pipelines; reservations, exceptions and any other outstanding rights contained in or referred to in patents issued by The United States.

ALSO SUBJECT TO:

- a) RELEASE AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: NOVEMBER 19, 1909;
RECORDING NO.: 58747 (BOOK "X" OF DEEDS, PAGE 403)
REGARDING: RELEASES RAILWAY COMPANY FROM ALL CLAIMS
RESULTING FROM THE OPERATION OF A RAILWAY OVER SAID PREMISE

105927
EXCISE TAX PAID
\$11,633.00
MAY 11 2012



- b) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF OKANOGAN COUNTY;
PURPOSE: THE RIGHT TO CONSTRUCT, RECONSTRUCT, EXCAVATE AND MAINTAIN AN ELECTRICAL OVERHEAD AND/OR UNDERGROUND DISTRIBUTION LINE, ASSOCIATED FIXTURES AND APPURTENANCES THERETO;
RECORDED: FEBRUARY 6, 1953;
RECORDING NO.: 407516 (BOOK 135, PAGE 445).
- c) EASEMENT AND THE TERMS AND CONDITIONS THEREOF
PURPOSE: ROADWAY; AREA AFFECTED: A PORTION OF SAID PREMISES;
RECORDED: OCTOBER 8, 1965; RECORDING NO.: 530814.
- d) TERMS AND CONDITIONS OF AN EASEMENT:
GRANTEE: RUSSELL HOLMES AND JULIA HOLMES, HUSBAND AND WIFE;
PURPOSE: ROADWAY EASEMENT;
RECORDED: JULY 30, 1964;
RECORDING NO.: 516569.
- e) TERMS AND CONDITIONS OF AN EASEMENT:
GRANTEE: RUSSELL HOMES AND JULIA HOLMES, HUSBAND AND WIFE;
PURPOSE: ROADWAY EASEMENT;
RECORDED: JULY 30, 1964;
RECORDING NO.: 516570.

Dated this 4th day of May, 2012.

Matthew N Wilson
Matthew Wilson

Edna Hawkes
Edna Hawkes

Kansas
STATE OF ~~WASHINGTON~~
)ss
County of McPherson

Edna Hawkes π

I certify that I know or have satisfactory evidence that Matthew Wilson is the individual who signed this instrument in my presence and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 3 day of May, 2012.

Tammy K. Thompson
Notary Public in and for the State of ~~Washington~~, Kansas
residing at McPherson Kansas
My appointment expires 10-10-12






STATE OF WA)
County of LINCOLN)ss

Matthew Wilson

I certify that I know or have satisfactory evidence that ~~Edna Hawkes~~ ^{Matthew Wilson} is the individual who signed this instrument in my presence and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 4th day of May, 2012.


Notary Public in and for the State of WA,
residing at Wilbur.
My appointment expires 11-14-12.

05/11/2012 03:49:20 PM
Recording Fee \$64.00 Page 3 of 3
Statutory Warranty Deed
Okanogan County Washington

3172587

INLAND PROFESSIONAL TITLE

