

AFTER RECORDING MAIL TO:



Island County
PO Box 5000/ 1 NE 7th Street
Coupeville, WA 98239

ISLAND COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 24 2008

LT-95933

AMOUNT PAID \$15,154.78
LINDA E. REED
ISLAND COUNTY TREASURER

46-

Filed for Record at Request of:
Pacific Northwest Title Company of Snohomish County,
Inc.

STATUTORY WARRANTY DEED

File No: **SNO-1071139 (BKJ)**

Date: **December 10, 2008**

Grantor(s): **The Henry A. Hieb Family Trust**

Grantee(s): **Island County**

Abbreviated Legal: **Ptn Gov Lots 2 and 3, Sect. 15-31N-R2 EWM**

Additional Legal on page: **3**

Assessor's Tax Parcel No(s): **R23115-362-4290, Key 81182 and R23115-410-4730, Key 81360**

THE GRANTOR(S) Corrine R. Hieb, Trustee of The Henry A. Hieb Family Trust dated August 4, 1996 for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Island County, the following described real estate, situated in the County of Island, State of Washington.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject To: 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.

The Henry A. Hieb Family Trust

Corrine R. Hieb, trustee

Corrine R. Hieb, Trustee



APN: R23115-362-4290

Statutory Warranty Deed
- continued

File No.: SNO-1071139 (BKJ)
Date: 12/10/2008

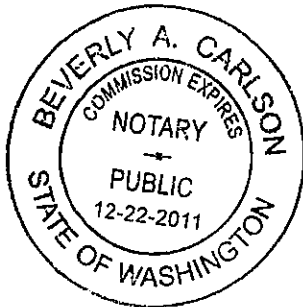
STATE OF Washington)
)-ss
COUNTY OF Island)

I certify that I know or have satisfactory evidence that **Corrine R. Hieb**, (s) are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they (s) are authorized to execute the instrument and acknowledged it as the **Trustee of The Henry A. Hieb Family Trust** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 16, 2008

Beverly A. Carlson

Notary Public in and for the State of Washington
Residing at: Everett, WA
My appointment expires: 12/22/2011



12/24/2008 11:20:21 AM
Recording Fee \$46.00 Page 3 of 5
Warranty Deed
Island County Washington

4241739



APN: R23115-362-4290

Statutory Warranty Deed
- continued

File No.: SNO-1071139 (BKJ)
Date: 12/10/2008

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Island, State of Washington, described as follows:



PLEASE TYPE OR PRINT

LT- 95933

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

This form is your receipt when stamped by cashier.

<input type="checkbox"/> Check box if partial sale of property		If multiple owners, list percentage of ownership next to name	
1 Name: <u>Corrine R. Hieb, Trustee of The Henry A. Hieb Family Trust dated August 4, 1996</u>		2 Name: <u>Island County</u>	
Mailing Address <u>5831 114th Avenue NE</u>		Mailing Address <u>PO Box 5000/ 1 NE 7th Street</u>	
City/State/Zip <u>Kirkland, WA 98033</u>		City/State/Zip <u>Coupeville, WA 98239</u>	
Phone No. (including area code) _____		Phone No. (including area code) _____	
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers-check box if personal property	
Name _____		<u>R23115-362-4290</u> <input type="checkbox"/>	
Street _____		<u>Key 81182/Tax Code 519</u> <input type="checkbox"/>	
City/State/Zip _____		<u>R23115-410-4730</u> <input type="checkbox"/>	
Phone No. (including area code) _____		<u>Key 81360/Tax Code 512</u> <input type="checkbox"/>	
		List assessed value(s)	
		<u>77,909.00 79,302.00</u>	
		<u>287,462.00 285,596.00</u>	
4 Street address of property: <u>878 South West Camano Drive, Camano Island, WA 98282</u>			
This property is located in <input checked="" type="checkbox"/> unincorporated <u>Island</u> County OR within <input type="checkbox"/> City of _____			
<input type="checkbox"/> Check box if any of the listed parcels are being segregated from a larger parcel.			
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)			
See Legal Description attached hereto as Exhibit A and by this reference made a part hereof			

5 Select Land Use Code(s): <u>11</u> enter any additional codes: (See back of last page of instructions)		7 List all personal property (tangible and intangible) included in selling price.	
YES NO Is this property exempt from property tax per chapter 84.36 RCW (non profit organization)? <input type="checkbox"/> <input checked="" type="checkbox"/>			
6 YES NO Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property classified as current use (open space, farm and agricultural, or timber) land per Chapter 84.34 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> Is this property receiving special valuation as historical property per Chapter 84.26 RCW? <input type="checkbox"/> <input checked="" type="checkbox"/> If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance. DEPUTY ASSESSOR _____ DATE _____ (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE PRINT NAME _____		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption: _____ Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>December 10, 2008</u> Gross Selling Price \$ <u>885,100.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>885,100.00</u> Excise Tax: State \$ <u>11,329.28</u> Local \$ <u>4,425.50</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>15,754.78</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>15,759.78</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS	

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.	
Signature of Grantor or Grantor's Agent <u>Corrine R. Hieb</u>	Signature of Grantee or Grantee's Agent _____
Name (print): <u>Corrine R. Hieb</u>	Name (print): <u>John Dean</u>
Date & city of signing: <u>12/14/2008 CAMANO ISLAND</u>	Date and Place of signing: _____

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020(1C)).

REV 84 0001a (02/13/07) THIS SPACE - TREASURER'S USE ONLY

Pacific Northwest Title Company

COUNTY TREASURER
ISLAND COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
DEC 24 2008
AMOUNT PAID \$15,754.78
LINDA E. RICHARDS
ISLAND COUNTY TREASURER

83193



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WACThis form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

1 SELLER GRANTOR	Name: Corrine R. Hieb, Trustee of The Henry A. Hieb Family Trust dated August 4, 1996	2 BUYER GRANTEE	Name: Island County
	Mailing Address: 5831 114th Avenue NE		Mailing Address: PO Box 5000/ 1 NE 7th Street
	City/State/Zip: Kirkland, WA 98033		City/State/Zip: Coupeville, WA 98239
	Phone No. (including area code):		Phone No. (including area code):
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers-check box if personal property	
	Name:	List assessed value(s)	
	Street:	R23115-362-4290 <input type="checkbox"/> 79,302.00	
	City/State/Zip:	Key 81182/Tax Code 519 <input type="checkbox"/>	
4	Street address of property: 878 South West Camano Drive, Camano Island, WA 98282	R23115-410-4730 <input type="checkbox"/> 285,596.00	
	This property is located in <input checked="" type="checkbox"/> unincorporated Island County OR within <input type="checkbox"/> City of	Key 81360/Tax Code 512 <input type="checkbox"/>	
	<input type="checkbox"/> Check box if any of the listed parcels are being segregated from a larger parcel.		
	Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)		

See Legal Description attached hereto as Exhibit A and by this reference made a part hereof

5 Select Land Use Code(s): 11 enter any additional codes: (See back of last page of instructions) YES NO Is this property exempt from property tax per chapter 84.36 RCW (non profit organization)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption: _____
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8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Grantor or Grantor's Agent _____ Name (print): Corrine R. Hieb Date & city of signing: _____	Signature of Grantee or Grantee's Agent John Dean Name (print): John Dean Date and Place of signing: 12-22-08
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Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020(1C)).

REV 84 0001a (02/13/07)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

Pacific Northwest Title Company

Order Number: LT-95933

EXHIBIT A

That portion of Government Lot 2 and Government Lot 3, Section 15, Township 31 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of the Plat of Meadow Lane Tracts, as per plat recorded in Volume 12 of Plats, page 18, records of Island County, Washington;
thence South $89^{\circ}07'30''$ East along the South line of said Plat of Meadow Lane Tracts, a distance of 489.88 feet to the Southwest corner of Lot 9 of said Plat of Meadow Lane Tracts;
thence East a distance of 295.00 feet to the Southeast corner of that certain tract of land conveyed to Robert T. Carlock and Catherine P. Carlock, his wife, by deed recorded under Auditor's File No. 104894, records of Island County, Washington, and to the West margin line of West Camano Drive;
thence South along the West margin line of said West Camano Drive a distance of 30.00 feet to the Northeast corner of that certain tract of land conveyed to James E. Woolhouse and Verna L. Woolhouse, his wife, by deed recorded under Auditor's File No. 206404, records of Island County, Washington;
thence 300.00 feet West to the Northwest corner of said Woolhouse tract;
thence South along the West line of said Woolhouse tract a distance of 100.00 feet to the Southwest corner of said Woolhouse tract;
thence continue South a distance of 300.00 feet;
thence West 197.00 feet;
thence South $1^{\circ}40'$ East a distance of 179.1 feet;
thence East a distance of 8.38 feet;
thence South $1^{\circ}40'$ East a distance of 79.09 feet to the Northeast corner of the Plat of North Camano as per plat recorded in Volume 4 of Plats, at page 37, records of Island County, Washington;
thence North $75^{\circ}34'19''$ West along the Northeasterly line of said Plat of North Camano a distance of 44.05 feet;
thence North $1^{\circ}40'$ West a distance of 314.40 feet;
thence North $75^{\circ}34'19''$ West a distance of 202.00 feet;
thence South $28^{\circ}58'$ West a distance of 312.20 feet to the most Northerly corner of said Plat of North Camano;
thence South $42^{\circ}19'$ West along the Northwesterly line of said Plat of North Camano a distance of 153.00 feet;
thence South $13^{\circ}30'$ West a distance of 115.86 feet to the most Westerly corner of said Plat of North Camano;
thence South $29^{\circ}48'31''$ West a distance of 53.88 feet to the East margin line of the county road;
thence South $51^{\circ}41'$ West to the West line of those tidelands of second class as conveyed by the State of Washington, in front of the North one-half of Government Lot 2, Section 15, Township 31 North, Range 2 East, W.M.; EXCEPT that portion of said tidelands in front of the vacated plat of Cama Craft, as per plat recorded in Volume 3 of Plats, page 41, records of Island County, Washington;
thence Northwesterly along the West line of said tidelands of the second class to a point which bears South $89^{\circ}25'$ West from the Southwest corner of the vacated plat of Cama Craft;
thence North $89^{\circ}25'$ East to the Southwest corner of said plat of Cama Craft;
thence continue North $89^{\circ}25'$ East along the South line of said vacated plat of Cama Craft a distance of 85 feet;
thence North $43^{\circ}30'$ East to the most Easterly point of said vacated plat of Cama Craft and to the Southwest corner of that certain tract of land conveyed to Martin C. Dirks and Ann K. Dirks, his wife, by deed filed under Auditor's File No. 158363, records of Island County, Washington;
thence North 35° East a distance of 85.7 feet to the Southeast corner of said Dirks' tract and to the Southwest corner of that certain tract of land conveyed to Marvin Barber and R. Joan Barber, his wife, by deed filed under Auditor's File No. 160604, records of Island County, Washington;

(Legal description Continued)

(Continued...)

thence continue North 35° East a distance of 114.22 feet to the Southeast corner of said Barber tract;
thence North 8°35' West parallel with the Easterly line of said vacated plat of Cama Craft a distance of 56.23 feet to the Northeast corner of said Dirks' tract;
thence North 88°29' West parallel with the Southerly line of that county road known as Saratoga Way a distance of 140.00 feet to the Easterly line of said vacated Plat of Cama Craft and to the Northwest corner of said Barber tract;
thence North 8°35' West along the East line of said vacated Plat of Cama Craft a distance of 30.00 feet to the Southwest corner of that certain tract of land conveyed to William G. Grosvenor and Roberta D. Grosvenor, his wife, by deed recorded under Auditor's File No. 303062, records of Island County, Washington;
thence South 88°29' East a distance of 100.00 feet to the Southeast corner of said Grosvenor tract;
thence North 8°35' West a distance of 640.0 feet to the Northeast corner of that certain tract of land conveyed to Mickey Blair and Patricia Ann Blair, husband and wife, by deed recorded under Auditor's File No. 217656, records of Island County, Washington, and to the Southerly line of said county road known as Saratoga Way;
thence South 88°29' East along the South line of said Saratoga Way a distance of 30.00 feet to the Northwest corner of that certain tract of land conveyed to Rex D. Struble and Rita B. Struble, husband and wife, by deed recorded under Auditor's File No. 223186, records of Island County, Washington;
thence South 8°35' East a distance of 101.1 feet to the Southwest corner of said Struble tract;
thence South 89°29' East a distance of 84.91 feet to the Southeast corner of said Struble tract and the Southwest corner of Lot 1, as per said Plat of Meadow Lane Tracts;
thence continue South 88°29' East a distance of 15.09 feet;
thence South 8°35' East a distance of 30.00 feet to the Northeast corner of that certain tract of land conveyed to K. L. Haworth and Darlene Haworth, husband and wife, by deed recorded under Auditor's File No. 226665, records of Island County, Washington;
thence North 88°29' West a distance of 100.00 feet to the Northwest corner of said Haworth tract;
thence South 8°35' East a distance of 508.60 feet to the Southwest corner of that certain tract of land conveyed to William E. Gregson and Phyllis Jane Gregson, husband and wife, by deed recorded under Auditor's File No. 238570, records of Island County, Washington;
thence South 88°29' East along the South line of said Gregson tract a distance of 100.0 feet to the Southeast corner of said Gregson tract and to a point which bears South 8°35' East from the point of beginning;
thence North 8°35' West a distance of 283.11 feet to the point of beginning.

Situate in the County of Island, State of Washington.

END OF EXHIBIT A