

WHEN RECORDED RETURN TO:
KNAPPE AND KNAPPE INC, P.S.,
90 AVE A
SNOHOMISH, WA 98290-2924

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12/18/2000 02:03 PM Snohomish
P.0012 RECORDED County



CHICAGO TITLE INSURANCE COMPANY

DOCUMENT TITLE(s)

1 STATUTORY WARRANTY DEED

Order Number: 000364338

2

3

4

REFERENCE NUMBER(s) OF DOCUMENT

☐ Additional reference

BASED:

_____ of document

GRANTOR(s) :

1 DAVID JAMES LLOYD

2 JESSIE LLOYD

3 HANNAH ELIZABETH LLOYD

☐ Additional reference

document

GRANTEE(s) :

1 SNOHOMISH COUNTY

2

3

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION:

Lot-Unit:

Block:

Volume:

Page:

Section:

Township:

Range:

Portion:

Plat Name:

☐ Complete legal description is on page _____ of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s) :

270630-00-3020-00

270631-00-2003-00

270631-00-1001-00

Additional Tax Accounts are on page X _____ of document

Note: This cover sheet is prepared to conform to the requirements of Chapter 143, Laws of 1996. Nothing on this sheet alters the names, legal description or other information in the attached document. The only purpose of this cover sheet is to assist the auditor in indexing the document in conformance with statute.

The Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

COVER2/RDA/077

After Recording Return To:

Lora L. Brown
Stokes Lawrence, P.S.
800 Fifth Avenue, Suite 4000
Seattle, WA 98104-3179

Document Title: Statutory Warranty Deed

Reference No.(s) of Documents Assigned: N/A

Grantor(s): Lloyd, David James
Lloyd, Jessie
Lloyd, Hannah Elizabeth

Grantee(s): Snohomish County, a political subdivision of the State of Washington

Legal Description: Parcel A: Portion of E 1/2 of E 1/2 of SE 1/4 of SW 1/4 and all of SE 1/4, all in Sec. 30, T27N, R6E

Parcel B: NE 1/4 of SW 1/4 of Sec. 31, T27N, R6E

Parcel C: N 1/2 of SE 1/4 and SE 1/4 of SE 1/4, all in Sec. 31, T27N, R6E

Parcel D: NE 1/4 and Govt Lot 2 and SE 1/4 of NW 1/4, all in Sec. 31, T27N, R6E

Parcel E: W 1/2 of NW 1/4 and N 1/2 of NW 1/4 of SW 1/4, all in Sec. 32, T27N, R6E

Parcel F: Portion of SE 1/4 of NW 1/4 and portion of NE 1/4 of SW 1/4, all in Sec. 32, T27N, R6E

Parcel G: Portion of SE 1/4 of NW 1/4 and portion of NE 1/4 of SW 1/4, all in Sec. 32, T27N, R6E

Complete legal description is on pages 4-6 of document.

Assessor's Property Tax Parcel/Account Number(s): 270630-00-3020-00 (Parcel A); 270631-00-2003-00 (Parcels B, C and portion of D); 270631-00-1001-00 (portion of Parcel D); 270632-00-2002-00 (Parcel E); 270632-00-2005-00 (Parcels F and G)

STATUTORY WARRANTY DEED

The Grantors, DAVID JAMES LLOYD, JESSIE LLOYD and HANNAH ELIZABETH LLOYD, for and in consideration of ten dollars (\$10) and other valuable consideration, convey and warrant to the Grantee, SNOHOMISH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, their respective interests in the real estate which is situated in Snohomish County, Washington, and which is legally described on Exhibit A, attached hereto and incorporated herein, as “Fee Property”, subject to (a) retained timber rights on that portion of the Fee Property legally described on Exhibit B, attached hereto and incorporated herein, as “Timber Rights Interest Portion of the Fee Property”; and (b) a retained life estate on that portion of the Fee Property legally described on Exhibit C, attached hereto and incorporated herein, as “Remainder Interest Portion of the Fee Property.” The retained life estate shall be inclusive of the lives of the Grantors, and Grantee shall take full title and possession on the date that is six (6) months after the death of the last surviving Grantor.

SUBJECT TO exceptions identified on Exhibit D, attached hereto and incorporated herein, which are applicable to the Fee Property.

Dated: October 3, 2000.

David James Lloyd

Hannah Elizabeth Lloyd
Hannah Elizabeth Lloyd

Jessie Lloyd by Hannah Elizabeth Lloyd
 Jessie Lloyd, by Hannah Elizabeth Lloyd,
 her attorney-in-fact under that certain Lloyd
 Durable Power of Attorney recorded under
 Snohomish County #9902220146

ACCEPTED BY:

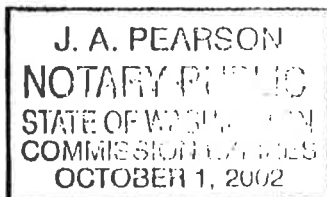
STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

for Gary Weikel
SNOHOMISH COUNTY Executive
GARY WEIKEL
Deputy Executive

I certify that I know or have satisfactory evidence that David James Lloyd is the person who appeared before me, and said person acknowledged that he signed this instrument and

acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: October 3, 2000.



[Signature]

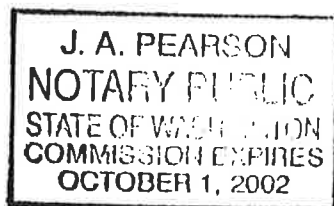
[PRINT NAME] J. A. PEARSON
NOTARY PUBLIC for the State of Washington,
residing at Snohomish

My appointment expires: 10-1-02

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Hannah Elizabeth Lloyd is the person who appeared before me, and said person acknowledged that she signed this instrument both individually and as attorney-in-fact for Jessie Lloyd, on oath stated that she was authorized to execute the instrument, and acknowledged it to be the free and voluntary act of both parties for the uses and purposes mentioned in the instrument.

DATED: October 3, 2000.



[Signature]

[PRINT NAME] J. A. PEARSON
NOTARY PUBLIC for the State of Washington,
residing at Snohomish

My appointment expires: 10-1-02

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

Legal Description for "Fee Property"

PARCEL A:

THAT PORTION OF THE E ½ OF THE E ½ OF THE SE ¼ OF THE SW ¼ OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., LYING SOUTH OF COUNTY ROAD, AND ALL OF THE SE ¼ OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

EXCEPT COUNTY ROAD, WITH THE S ¼ CORNER OF SAID SECTION BEING 2844.64 FEET EAST OF THE SW CORNER OF SAID SECTION 30 AND 2741.82 FEET WEST OF THE SE CORNER OF SAID SECTION 30, AS PER CORRECTED JUDGMENT AFTER APPEAL, ENTERED JUNE 18, 1971, UNDER SNOHOMISH COUNTY SUPERIOR COURT CASE NUMBER 91943.

PARCEL B:

NE ¼ OF SW ¼ OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

PARCEL C:

THE N ½ OF THE SE ¼ AND THE SE ¼ OF THE SE ¼, ALL IN SECTION 31, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.;

EXCEPT COUNTY ROAD.

PARCEL D:

THE NE ¼ OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M. AND GOVERNMENT LOT 2 AND THE SE ¼ OF THE NW ¼ OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.;

EXCEPT COUNTY ROAD.

PARCEL E:

THE W ½ OF THE NW ¼ OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.;

EXCEPT THE COUNTY ROAD; AND

TOGETHER WITH THE N ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.;

EXCEPT THE COUNTY ROAD.

PARCEL F:

BEGINNING AT THE SW CORNER OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.;
THENCE NORTH 89° 14' 10" EAST ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 32 FOR 66.74 FEET;
THENCE NORTH 2° 11' 48" WEST FOR 68.38 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 349.42 FEET AND SUBTENDING AN ANGLE OF 28° 48' 12" FOR A DISTANCE OF 175.66 FEET;
THENCE NORTH 31° 00' WEST FOR 42.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$;
THENCE SOUTH 1° 36' 35" EAST ALONG SAID WEST LINE FOR 272.70 FEET TO POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTH 660 FEET OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$;
THENCE SOUTH 1° 36' 35" EAST ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ FOR 660.09 FEET;
THENCE NORTH 89° 14' 10" EAST FOR 76.50 FEET;
THENCE NORTH 2° 11' 48" WEST FOR 660.21 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$;
THENCE SOUTH 89° 14' 10" WEST FOR 66.74 FEET TO THE POINT OF BEGINNING.

PARCEL G:

A PORTION OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND A PORTION OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, ALL IN SECTION 32, TOWNSHIP 27, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$;
THENCE SOUTH 1° 34' 00" EAST ALONG THE EAST LINE THEROF FOR 660.06 FEET TO THE SOUTH LINE OF THE NORTH 660.0 FEET OF SAID NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$;

THENCE SOUTH 89° 14' 10" WEST ALONG THE SOUTH LINE THEROF FOR 1208.10 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 89° 14' 10" WEST FOR 30.01 FEET;
THENCE NORTH 2° 11' 48" WEST FOR 728.59 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 349.42 FEET AND CONSUMING A CENTRAL ANGLE OF 28° 48' 12" FOR 175.66 FEET;
THENCE NORTH 31° 00' 00" WEST FOR 42.92 FEET TO THE WEST LINE OF SAID SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$;

THENCE NORTH 1°36'35" WEST ALONG THE WEST LINE THEREOF FOR 61.14 FEET;
THENCE SOUTH 31°00'00" EAST FOR 96.21 FEET;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 379.42 FEET AND CONSUMING AN ANGLE OF 28°48'12" FOR 190.74 FEET;
THENCE SOUTH 2°11'48" EAST FOR 729.34 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SNOHOMISH IN THE STATE OF WASHINGTON.

EXHIBIT B

**Legal Description for
“Timber Rights Interest Portion of the Fee Property”**

THAT PORTION OF PARCEL B DESCRIBED AS NE 1/4 OF SW 1/4 OF SECTION 31,
TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.

THAT PORTION OF PARCEL C DESCRIBED AS N 1/2 OF SE 1/4 AND SE 1/4 OF SE 1/4, ALL
IN SECTION 31, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.;

EXCEPT COUNTY ROAD.

THAT PORTION OF PARCEL D DESCRIBED AS S 1/2 OF NE 1/4, SE 1/4 OF NW 1/4,
GOVERNMENT LOT 2, AND NW 1/4 OF NE 1/4, IN SECTION 31, TOWNSHIP 27 NORTH,
RANGE 6 EAST, W.M.,

EXCEPT THE NORTH 292 FEET OF NW 1/4 OF NE 1/4,

AND EXCEPT THE NORTH 330 FEET OF SE 1/4 OF NE 1/4,

AND EXCEPT COUNTY ROAD.

SITUATE IN THE COUNTY OF SNOHOMISH IN THE STATE OF WASHINGTON.

1

EXHIBIT C

**Legal Description for
“Remainder Interest Portion of the Fee Property”**

THAT PORTION OF THE NE ¼ OF THE NE ¼ OF SECTION 31 LYING SOUTH AND WEST OF PARADISE LAKE ROAD AND THE NORTH 330 FEET OF THE SE ¼ OF NE ¼ OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., SITUATE IN THE COUNTY OF SNOHOMISH IN THE STATE OF WASHINGTON.

EXHIBIT D

EXCEPTIONS TO WARRANTIES

Exceptions numbered 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 in the preliminary commitment of Title Insurance prepared by Chicago Title Insurance Company dated August 20, 1999, as follows:

6. THE LANDS DESCRIBED HEREIN ARE DESIGNATED ON THE TAX ROLLS AS FOREST LAND, AND THE LAND VALUE REDUCED PURSUANT TO RCW 84.33. THE TIMBER LOCATED THEREON IS NOT TAXED AS REAL PROPERTY BUT WILL BE SUBJECT TO COLLECTION OF A TAX UPON HARVESTING THEREOF. IN THE EVENT THAT SAID PROPERTY IS REMOVED FROM ITS PRESENT DESIGNATION OF FOREST LAND IT MAY BECOME LIABLE TO THE ASSESSMENT OF A COMPENSATING TAX FOR PRIOR YEARS.

NOTICE OF APPLICATION RECORDED: MARCH 24, 1980
RECORDING NUMBER: 8003240196
AFFECTS: PARCELS A, B, C AND A PORTION OF PARCEL D

7. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL AND ARE SUBJECT TO THE PROVISIONS OF RCW 84.34, WHICH INCLUDE THE REQUIREMENT OF A CONTINUATION OF RESTRICTED USE IN ORDER TO CONTINUE THE PRESENT ASSESSMENT RATE. A CHANGE IN USE CAN CAUSE AN INCREASED ASSESSMENT RATE FOR PRESENT AND PAST YEARS.

NOTICE OF APPLICATION RECORDED: MAY 5, 1976
RECORDING NUMBER: 7605050082
AFFECTS: REMAINDER OF PARCEL D AND ALL OF PARCEL E

8. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED IN DEED:

GRANTEE: COUNTY OF SNOHOMISH
RECORDED: SEPTEMBER 28, 1938
RECORDING NUMBER: 633643

SAID INSTRUMENT ALSO GRANTS THE RIGHT TO EXTEND THE ENDS OF CULVERTS OR TO PROVIDE INLET AND OUTLET DITCHES FOR CULVERTS IN THE ORIGINAL GRADING OF THE ROAD.

9. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED IN DEED:

GRANTEE: COUNTY OF SNOHOMISH

RECORDED:
RECORDING NUMBER:

JANUARY 25, 1939
641192

SAID INSTRUMENT ALSO GRANTS THE RIGHT TO EXTEND THE ENDS OF
CULVERTS OR TO PROVIDE INLET AND OUTLET DITCHES FOR CULVERTS IN THE
ORIGINAL GRADING OF THE ROAD.

10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: * * * PUGET SOUND POWER & LIGHT COMPANY,
A MASSACHUSETTS CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND
DISTRIBUTION LINE
RECORDED: JULY 12, 1945
RECORDING NUMBER: 787686
AREA AFFECTED: PARCEL G

11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF
SNOHOMISH COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND
DISTRIBUTION LINE
RECORDED: DECEMBER 22, 1958
RECORDING NUMBER: 1314249
AREA AFFECTED: AS NOW STAKED AND LOCATED OR AS
HEREINAFTER MAY BE RELOCATED OR
EXTENDED BY MUTUAL CONSENT OF THE
PARTIES HERETO OVER PORTION OF
PARCEL E.

12. RELEASE OF DAMAGE AGREEMENT AND THE TERMS AND
CONDITIONS THEREOF:

BETWEEN: DAVID J. LLOYD, A BACHELOR AND M.
ELIZABETH LLOYD AND JESSIE LLOYD,
SINGLE WOMEN
AND: SNOHOMISH COUNTY, A MUNICIPAL
CORPORATION
RECORDED: JANUARY 22, 1971
RECORDING NUMBER: 2181600
REGARDING: RELEASING SNOHOMISH COUNTY FROM
ALL FUTURE CLAIMS FOR DAMAGES
RESULTING FROM DRAINAGE FLOW OF
SURFACE WATER.

AFFECTS: PARCELS B AND D.

13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDED: APRIL 22, 1971
RECORDING NUMBER: 2193474
AREA AFFECTED: PARCEL G; INCLUDES OTHER PROPERTY

14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: INGRESS AND EGRESS
RECORDED: JULY 28, 1980
RECORDING NUMBER: 8007280137
AREA AFFECTED: PORTION OF PARCEL E

15. MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 8306245002, AS FOLLOWS:

MATTERS RELATED TO CLEARED AREA ON A WESTERLY PORTION OF PARCEL D

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: ANCHOR LOCATION
RECORDED: JULY 12, 1989
RECORDING NUMBER: 8907120040
AREA AFFECTED: A PORTION OF PARCEL C

17. NOTICE OF WATER CONNECTION CHARGE AND THE TERMS AND CONDITIONS THEREOF EXECUTED BY CROSS VALLEY WATER DISTRICT AND RECORDED UNDER AUDITOR'S FILE NUMBER 9005210248.

18. N/A

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