



When recorded return to:

Tulalip Tribes of Washington  
6406 Marine Dr.  
Tulalip, WA 98271

STG-46549

## STATUTORY WARRANTY DEED

THE GRANTOR(S), **Terrence A. Roberge and Lisa M. Roberge, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Tulalip Tribes of Washington, a Federally Recognized Indian Tribe** the following described real estate, situated in the County of Island, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Govt. Lt. 1, Sec. 28 and Ptn. Govt. Lt. 4 in Sec. 29, all in T32N, R3E, WM and Ptn. SE 1/4 SE 1/4 in Sec. 20

Tax Parcel Number(s): R33228-338-0300, R33229-478-4880, and R33220-004-5180 and 165948, 166420, and 162905

Dated: December 7<sup>th</sup>, 2023

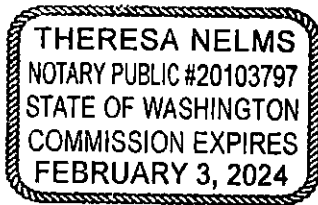
Terrence A. Roberge  
Terrence A. Roberge

Lisa M. Roberge  
Lisa M. Roberge

State of Washington .  
County of Snohomish

This record was acknowledged before me on 7<sup>th</sup> day of December, 2023 by Terrence A. Roberge and Lisa M. Roberge.

(Stamp)



Theresa Nelms  
Printed name: Theresa Nelms  
Notary Public  
My commission expires: Feb 3 2024

## **EXHIBIT "A"** **LEGAL DESCRIPTION**

### **Parcel A:**

That portion of Government Lot 1, Section 28, Township 32 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said Section 28;  
thence South 89°04'30" East along the North line of said Section 28, a distance of 609.19 feet;  
thence South 7°52'56" East a distance of 890.54 feet;  
thence South 85°11'45" West a distance of 744.10 feet to a point on the West line of said Section 28, a distance of 954.33 feet South of the Northwest corner of said Section 28;  
thence North a distance of 954.33 feet to the point of beginning.

ALSO TOGETHER WITH that portion of the Southwest Quarter of the Southwest Quarter of Section 21, Township 32 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Section 21;  
thence South 87°53'06" East, along the South Line of said Section 21, for 69.00 feet;  
thence North 01°46'48" East for 154.21 feet;  
thence North 52°52'08" East for 187.59 feet;  
thence North 20°08'32" East for 107.00 feet to the South right of way of SR 532, a non-tangent point on a curve to the left having a radius center that bears South 16°28'17" West 1,193.30 feet distant;  
thence Northwesterly, along said curve, for 252.00 feet while consuming a central angle of 12°05'59" to the West line of said Section 21;  
thence South 01°46'48" West, along said West line, for 410.99 feet to Point of Beginning;

(Also known as Parcel A of Boundary Line Adjustment No. 222/23 recorded December 4, 2023 under Auditor's File No. 4567237)

Situate in the County of Island, State of Washington

### **Parcel B:**

That portion of Government Lot 4, Section 29, Township 32 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Government Lot 4;  
thence South along the East line thereof a distance of 954.33 feet;  
thence South 85°11'45" West a distance of 795.54 feet to a point on the West line of that certain tract conveyed to Cecile M. Johnson by deed recorded May 12, 1964 as Auditor's File No. 161789, records of Island County, Washington;  
thence North along said West line to the North line of said Section 29;  
thence East a distance of 792 feet to the point of beginning.

Situate in the County of Island, State of Washington.

**Exhibit "A" continued on next page**

**Continuation of Exhibit "A"**

**Parcel C:**

That portion of the Southeast Quarter of the Southeast Quarter of Section 20, Township 32 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the East point on the East line of said Southeast Quarter of the Southeast Quarter, a distance of 1,172 feet more or less, South of the Northeast corner thereof on the Southerly line of a certain drainage ditch as it existed February 28, 1871 and as described in deed recorded May 12, 1964 as Auditor's File No. 161789, records of Island County, Washington;  
thence Southwesterly along said ditch to the South line of said Section 20;  
thence East to the Southeast corner of said Section 20;  
thence North along the East line of said Section to the point of beginning.

Situate in the County of Island, State of Washington

### **Exhibit B: Permitted Exceptions**

1. Assessments if any as may be levied by Livingston Bay Community Association.
2. From the information presently available to the Company, we have been unable to determine the means of legal access to and from the premises in question. Unless we are furnished with acceptable proof of its existence, our policy/policies when issued will contain the following exception:  
  
Notwithstanding Paragraph 4 of the insuring clauses of the policy and notwithstanding any affirmative coverage contained in any Homeowners Endorsement, if applicable, this policy does not insure against loss arising from lack of a right of access to and from the land to a public street or highway.  
(Affects Parcels A, B and C individually. If conveyed separately, easements will need to be created for ingress and egress).
3. Agreement and the terms and conditions thereof:  
Between: Cecil M. Johnson  
And: Fox Hill Development Company  
Re: Drainage  
Dated: May 30, 1970  
Recorded: July 15, 1970.  
Recording No: 232793  
Affects: Parcels A & B
4. Survey of adjoining property to the South, disclosed by Plat of Livingston Bay Div. 1 recorded July 15, 1970 in Volume 11 of Surveys, page 27 under Auditor's File No. 232790. (Affects Parcels A & B).
5. Certificate of Development Rights:  
Affects; South 5 acres of Parcels A and B  
Recorded: September 24, 1990  
Recording No.; 90018093
6. Easement, including the terms and conditions thereof:  
Grantee: Island County  
Purpose: Conservation and preservation  
Area Affected: South 5 acres of Parcels A and B  
Recorded: September 24, 1990  
Recording No.: 90018094
7. Reservation contained in Warranty Deed recorded September 27, 1990, as Auditor's File No. 90018324, reserved by Cecil M. Johnson as follows  
The grantor herein reserves 10 development rights as certified in Island County Certificate of Development Rights recorded September 24, 1990 under Auditor's File No. 90018093, affecting Parcels A and B herein, and the right to sell the same.

8. Boundary Line Adjustment #012/94 as recorded May 18, 1994 under Auditor's File No. 94011525. (Affects a portion of Parcel A).
9. Terms and conditions of the action for adjudication of property by the State of Washington as disclosed under Island County Superior Court Case No. 94-2-00313-0. (Affects a portion of Parcel A).
10. Survey of adjoining property, disclosed by Plat of Livingston Bay Div. 2 P.R.D. recorded February 13, 1995 in Volume 1 of Surveys, page 54 under Auditor's File No. 95002204. (Affects Parcel A).
11. Island County Certificate of Development Rights as recorded March 13, 1995 under Auditor's File No. 95003888 being a re-record of Auditor's File No. 95001239. (Affects Parcel B).
12. Development Rights Conservation Easement-Wetlands as recorded March 13, 1995 under Auditor's File No. 95003891 being a re-record of Auditor's File No. 95001238. (Affects Parcel B).
13. Agreement with Livingston Bay Community Association as recorded December 23, 1998 under Auditor's File No. 98028014. (Affects Parcel A).
14. Grant of Easement in favor of Livingston Bay Community Association as recorded December 23, 1998 under Auditor's File No. 98028015. (Affects Parcel A).
15. Grant of Easement in favor of Livingston Bay Community Association recorded June 29, 2000 under Auditor's File No. 20011537. (Affects Parcel A).
16. Survey of adjoining property recorded February 8, 2007 under Auditor's File No. 4221339. (Affects Parcel C & A).
17. Easement, including the terms and conditions thereof:  
 Grantee: Public Utility District No. 1 of Snohomish County and Frontier Communications Inc.  
 Purpose: High-Voltage Distribution Easement  
 Area Affected: Parcel A  
 Dated: March 10, 2015  
 Recorded: April 13, 2015  
 Recording No.: 4376516
18. Boundary Line Adjustment #222/23 as recorded on December 4, 2023 under Auditor's File No. 4567237.
19. Survey recorded December 6, 2023 under Auditor's File Number 4567324.
20. Road Access and Utility Easement recorded on December 20, 2023 under Auditor's File No. 4567858.