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

PAID

MAY 24 2018

Ferry County Treasurer
by Brenda Miller

EXCISE TAX
ST 2,393.60 LOC 467.50
INT ST _____ LOC _____
PEN ST _____ LOC _____
TECH 5.00 PROC _____
REC # 18-221

Document Title: Statutory Warranty Deed
Grantor: Chris A. Kroupa and Nicole J. Kroupa
Grantee: The State of Washington, The Department of Fish and Wildlife
Abbreviated Legal Description: Ptn. GL 6 & 14 in Section 3; Ptn. GL 5 in Section 4; all in Township 40N, Range 32E, W.M.
Assessor Parcel No.: 24004110004002
County: Ferry

STATUTORY WARRANTY DEED

The Grantors, **CHRIS A. KROUPA and NICOLE J. KROUPA, husband and wife**, for and in consideration of ONE HUNDRED AND EIGHTY-SEVEN THOUSAND DOLLARS (\$187,000.00), convey and warrant to **THE STATE OF WASHINGTON, THE DEPARTMENT OF FISH AND WILDLIFE**, as Grantee, the following described real estate situated in the County of Ferry, State of Washington:

Those portions of Government Lots 6 and 14 in Section 3 and that Portion of Government Lot 5 in Section 4, all in Township 40 North, Range 32 East, W.M., Ferry County; lying easterly of Kroupa Road No. 525, also known as Ferry County Road No. 525; excepting the North 525 feet of said Government Lot 14, Ferry County, Washington.

TOGETHER WITH: All and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including, without limitation, timber rights, water rights, and rights to oil, gas, minerals and aggregate. And further, for the consideration aforesaid, the Grantors above named hereby convey and quit claim unto The State of Washington, The Department of Fish and Wildlife, its successors and assigns, all right, title, and interest which Grantors 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) Easement disclosed by instrument recorded December 16, 1946, under A.F. No. 96444.
- b) Easement disclosed by instrument recorded September 7, 1971, under A.F. No. 159356.
- c) Easement disclosed by instrument recorded March 10, 1980, under A.F. No. 184967.
- d) Easement disclosed by instrument recorded March 3, 1988, under A.F. No. 207141.
- e) Matters disclosed by survey recorded October 7, 1993, under A.F. No. 225705.
- f) Easement disclosed by instrument recorded December 5, 1997, under A.F. No. 239526.

