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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	<u>2393.60</u>	LOC	<u>467.50</u>
INT ST	_____	LOC	_____
PEN ST	_____	LOC	_____
TECH	<u>5.00</u>	PROC	_____
REC #	<u>18-220</u>		

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 3 Section 15; Ptn GL 1 & Ptn SE NE Section 16; Township 40N, Range 32E, W.M.
Assessor Parcel No.: 24015220004002 & 24016140001002
County: Ferry

STATUTORY WARRANTY DEED

The Grantor, **CHRIS A. KROUPA**, a married individual, as his separate estate, 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:

Parcel A:

Government Lot 3 of Section 15, Township 40 North, Range 32 East, W.M., Ferry County, Washington, Except the North 870 feet of said Government Lot 3.
Together with that portion of the North 870 feet of said Government Lot 3 that makes up part of the island located in the Kettle River.

Parcel B:

Government Lot 1 of Section 16, Township 40 North, Range 32 East, W.M., Ferry County, Washington, The Southeast Quarter of the Northeast Quarter of Section 16, Township 40 North, Range 32 East, W.M., Except that part of the North 870 feet of the Southeast Quarter of the Northeast Quarter and, except the right of way for Kroupa Road No. 525, also known as Ferry County Road No. 525.

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 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) Easement disclosed by instrument recorded June 20, 1903, under A.F. No. 13702.
- b) Exceptions and reservations disclosed by instrument recorded June 8, 1911, under A.F. No. 26181.
- c) Easement disclosed by instrument recorded June 27, 1956, under A.F. No. 121659.

