

8210250040

WARRANTY DEED

LAND TITLE COMPANY OF SKAGIT COUNTY

In the Matter of State Route SR 20, Gibraltar Road to SR 20 Spur

T-50799-1

KNOW ALL MEN BY THESE PRESENTS, That the Grantor

Don W. Kaeding, who also appears of records as Donald Willard Kaeding, as his separate property.

for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable considerations hereby convey and warrant to the STATE OF WASHINGTON, the following described real estate situated in Skagit County, in the State of Washington, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statute of the State of Washington:

All that portion of the hereinafter described Parcel "A" lying easterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 365+00 on the SR 20 line Survey of SR 20, Gibraltar Road Vicinity to JCI. SR 20 Spur, and 50 feet westerly therefrom; thence northerly to a point opposite HES 365+50 on said line survey and 55 feet westerly therefrom; thence northerly parallel with said line survey to a point opposite HES 366+00 on said line survey; thence northerly to a point opposite HES 366+50 on said line survey and 60 feet westerly therefrom; thence northerly parallel with said line survey 100 feet to a point and the end of this line description.

PARCEL "A"

That portion of this Northeast 1/4 of the Southwest 1/4 of Section 5, Township 34, North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 5; thence West 528 feet; thence North parallel to Section line 165 feet; thence East 528 feet to Section line; thence South 165 feet along Section line to point of beginning, EXCEPT that portion lying within SR 525. ALSO EXCEPT that portion thereof conveyed to Cemetery District No. 2, Skagit County, Washington, a municipal corporation, by deed dated March 31, 1967 and recorded April 4, 1967, under auditor's File No. 696904, described as follows:

Beginning at the Southeast corner of said Northeast 1/4 of the Southwest 1/4 of Section 5; thence North 88°34' West along the Southline of said subdivision 30.01 feet to the Westline of the State Highway, and the TRUE POINT OF BEGINNING; thence North 88°34' West 497.99 feet to the Southwest corner of that certain tract of land conveyed to Cal Branham and Helen Branham, husband and wife, by deed recorded under auditor's File No. 613747, records of Skagit County, Washington; thence North 0°13' East along the West line of said Branham tract 18.57 feet to the North line of the present "Fernhill Cemetery" plat; thence South 88°20'30" East along the North line of said plat, and said North line extended, 498.04 feet to the West line of State Highway; thence South 0°13' West along the West line of said Highway 16.61 feet to the true point of beginning.

situate in the County of Skagit, State of Washington.

The grantor herein further grants to the State of Washington or its agents, the right to enter upon the grantor's remaining lands to reconstruct the existing road approach on or near highway engineer's station 365+50 on the west side of said highway.

The undersigned hereby agrees to surrender possession of the lands herein conveyed upon receipt of payment.

The lands herein described contain an area of 2614 square feet, more or less, the specific details concerning all of which are to be found within that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia and bearing date of approval March 22, 1982 and revised by letter 5-12-82.

82 OCT 25 P1 100

REQUESTION

8210250040

SKAGIT COUNTY WASHINGTON Real Estate Excise Tax PAID

OCT 25 1982

LTCs

Amount Paid \$ Ruth Wylie, Co. Treas. Deputy

By VDL 492 PAGE 295

Parcel 1-11931

It is understood and agreed that the delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Transportation, by its Secretary or his duly authorized representative.

Dated this 17<sup>th</sup> day of September 1982

x Don Kaeding

Accepted and approved:  
Date October 21, 1982

STATE OF WASHINGTON  
DEPARTMENT OF TRANSPORTATION

By G. Murray  
Title: Notary Public (Individual acknowledgment form)

STATE OF WASHINGTON,  
County of Skagit } ss.

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 17<sup>th</sup> day of September 1982 personally appeared before me Don Kaeding who is identical to Don W. Kaeding

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Lucia Crosby  
Notary Public in and for the State of Washington,  
Residing at Grass Valley

(Corporation acknowledgment form)

STATE OF WASHINGTON,  
County of \_\_\_\_\_ } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ before me personally appeared \_\_\_\_\_ and \_\_\_\_\_

to me known to be the \_\_\_\_\_ and \_\_\_\_\_ of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that: \_\_\_\_\_ authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,  
Residing at \_\_\_\_\_

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**1 D**  
**WARRANTY DEED**  
FROM  
Donald W. Kaeding  
TO  
STATE OF WASHINGTON  
IN  
Skagit County

8210250040

*Return made see p. 1*

( SH No. \_\_\_\_\_ )  
State Route 30 Spur, Gibraltar Road  
Parcel No. 1-11931