

T-57602

LAND TITLE COMPANY OF SKAGIT COUNTY

Return to: Wash. State Transport.
Land Management Office
Olympia, WA 98504

WARRANTY DEED

9105130037

In the Matter of State Route SR 538, Jct. SR 5 to LaVenture Road

KNOW ALL MEN BY THESE PRESENTS, That the Grantor(s), ALVIN R. AIKEN and ELEANOR E. AIKEN, husband and wife, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, hereby convey(s) and warrant(s) 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 Tract "X" lying southwesterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 48+63.42 on the SR 538 survey line of SR 538, Jct. SR 5 to LaVenture Road, and 150 feet northerly therefrom; thence easterly parallel with said survey line to a point opposite HES 49+23.43 thereon; thence southerly to a point opposite HES 49+24.70 on said survey line and 64.63 feet northerly therefrom; thence along the arc of a curve to the left having a radius of 25 feet to a point opposite HES 49+49.70 on said survey line and 40 feet northerly therefrom; thence easterly parallel with said survey line 400 feet to a point and the end of this line description.

TRACT "X":

Parcel "A"

That portion of the southwest quarter of the northeast quarter of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the east line of Windsor Drive as shown on the plat of "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington, which point is 120 feet south of the Southwest corner of Tract 1 in said plat; thence South 89°37' East parallel to the south line of said plat, a distance of 150 feet; thence north parallel with east line of said Windsor Drive a distance of 120 feet to the south line of Tract 2 of said plat; thence South 89°37' East along the south line of Tract 2, a distance of 5 feet; thence south parallel with the east line of said Windsor Drive, and said east line extended south to the north line of State Highway No. 538 (commonly known as College Way); thence west along the north line of said Highway, a distance of 130 feet, more or less, to its intersection with the easterly line of the aforementioned Windsor Drive; thence along said easterly line on a curve to the right having a radius of 20 feet, an arc distance of 31.12 feet; thence continue north along the east line of Windsor Drive a distance of 100.30 feet, more or less, to the point of beginning, EXCEPT, the south 10 feet thereof conveyed to the City of Mount Vernon under Auditor's File No. 8107160049.

#1867
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 13 1991

Amount Paid
Skagit County Treasurer
Deputy

Parcel No. 1-13204

9105130037

Page 1 of 3 pages

VOL 977 PAGE 130

WARRANTY DEED

Parcel "B"

Tracts "A" and "C" of Mount Vernon Short Plat No. MV-4-81, approved January 20, 1981, and recorded January 21, 1981, under Auditor's File No. 8101210002 in Volume 5 of Short Plats, page 26, records of Skagit County, Washington, being a portion of the southwest quarter of the northeast quarter of Section 17, Township 34 North, Range 4 East, W.M.;

EXCEPT from the above described Parcel "B", the following described tracts as conveyed to Randy L. Aldridge by deed recorded September 1, 1989, under Auditor's File No. 8909010091:

The East 15 feet of Tract A,
EXCEPT the south 155 feet thereof and the west 15 feet of Tract C,
EXCEPT the south 155 feet thereof, all in Mount Vernon Short Plat No. MV-4-81, approved January 20, 1981, and recorded January 21, 1981, under Auditor's File No. 8101210001 in Volume 5 of Short Plats, page 26, records of Skagit County, Washington; being a portion of the southwest quarter of the northeast quarter of Section 17, Township 34 North, Range 4 East, W.M.

The lands herein described contain an area of 134 sq. ft., more or less, the specific details concerning all of which are to be found in 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 April 15, 1988, revised April 20, 1990.

It is understood and agreed that the State of Washington will reconstruct the existing road approaches on the northerly side of said highway at or near Highway Engineer's Stations 50+66.2 and 51+16.7 and 51+66.7 and 52+61.7, which APPROACHES shall be maintained between the right of way line and the shoulder line of said highway by the grantor(s), their heirs, successors or assigns."

The grantor(s) herein further grant(s) to the State of Washington, or its agents, the right to enter upon the grantor's(s') remaining lands where necessary to reconstruct said approaches.

The undersigned hereby agree(s) to surrender possession, of the lands and rights herein conveyed, upon receipt of payment.

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.

Parcel No. 1-13204

Page 2 of 3 pages

9105130037

VOL 977 PAGE 131

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Dated this 27 day of March, 1991

Accepted and Approved:

Date: 5/7/91

STATE OF WASHINGTON
DEPARTMENT OF TRANSPORTATION

Jeane R. R. R.
Title: Director, Real Estate Services

Alvin R. Aiken & Eleanor E. Aiken
Eleanor E. Aiken & Alvin R. Aiken
as POA
as POA

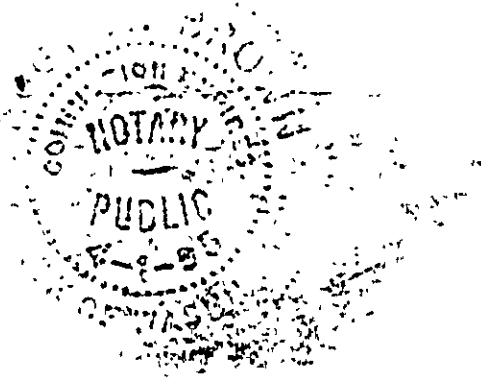
STATE OF WASHINGTON

County of Skegitt

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: ss.
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On this 27th day of March, 1991 before me personally appeared Mike Aiken to me known to be the individual who executed the foregoing instrument as attorney in fact of Alvin R. Aiken & Eleanor E. Aiken therein described, and acknowledged to me that he signed and sealed the said instrument as such attorney in fact for said principle, freely and voluntarily, and for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Alvin R. Aiken & Eleanor E. Aiken ~~is~~ now living and sane. ARE

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



James R. Brown
Notary Public in and for the
State of Washington,
Residing at Burlington
My Appointment Expires 4-1-95

JERRY MCINTOSH
SKAGIT COUNTY ARCHIVE
91 MAR 13 AM 1:42
RECORDED - FILED
REQUEST OF