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City of Mount Vernon
Post Office Box 809
Mount Vernon, WA 98273



200007260120

Kathy Hill, Skagit County Auditor
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STATUTORY WARRANTY DEED

P-92681
LAND TITLE COMPANY OF SKAGIT COUNTY

**IN THE MATTER OF: STEWART ROAD IMPROVEMENTS AND RIVERSIDE BRIDGE
REPLACEMENT RIGHT-OF-WAY
CITY OF MOUNT VERNON, WASHINGTON**

Tax Parcel Number: 340407-0-075-0009
Abbreviated legal: ptn Gov. Lot 7, 7-34-4 E. W. M.
Complete legal: See Attached Exhibit A

THE GRANTORS, Roger E. Ballenger and Linda A. Ballenger, husband and wife, under threat of condemnation and in and for consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey and warrant to the GRANTEE, the **CITY OF MOUNT VERNON, WASHINGTON**, a Municipal Corporation of the State of Washington, the following described real property:

Legal Description:

See Exhibit A attached hereto and made a part hereof.

36446
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 26 2000

Amount Paid \$ 0
Skagit Co. Treasurer
By DC Deputy

All situate in the City of Mount Vernon, Skagit County, Washington
Containing a total area of approximately 1,327 square feet.

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of the hereinabove described the lien, of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

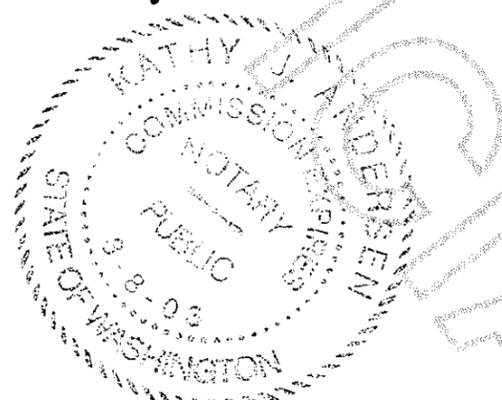
Roger E. Ballenger

Linda A. Ballenger

State of Washington)
)s.s.
County of Skagit)

On this 22nd day of June, 2000, before me personally
appeared Roger Ballenger and Linda Ballenger known to be the person who
executed the foregoing instrument and acknowledged said instrument to be their
voluntary act and deed, for the uses and purposes herein mentioned.

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



Kathy J. Andersen
Notary Public in and for the State of Washington
Residing at Whatcom County
My Commission Expires 3-8-03

Approved as to Form:

[Signature]
Scott G. Thomas, City Attorney

Accepted by:

[Signature]
Skye K. Richendrfer, Mayor

Attest:

[Signature]
Mark S. Knowles, Finance Director



April 26, 2000

LEGAL DESCRIPTION: Ballenger Parcel P24024

That portion of the below described Parcel 'A' lying southerly of the following described line:

Commencing at a point which is 1,124.20 feet West and 20.00 feet North of the southeast corner of Section 7, Township 34 North, Range 4 East, W.M.; thence along the south line of said Parcel 'A', West, 80.00 feet; thence along the west line of said Parcel 'A', North 4°54' West, 28.40 feet to the **POINT OF BEGINNING** and the beginning of a curve concave to the north having a radius of 147.50 feet, a radial line through said beginning of curve bears North 26°41'28" East; thence easterly 68.70 feet along said curve through a central angle of 26°41'14"; thence on a non-tangent line South 85°37'22" East, 15.25 feet to the east line of Parcel 'A' and the **TERMINUS** of said described line.

PARCEL 'A'

That portion of Government Lot 7, Section 7, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the County road along the South line of said Government Lot 7, as conveyed in deed dated August 5, 1910, and recorded August 22, 1910, under Auditor's File No. 80832, records of Skagit County, Washington, 1,124.2 feet West of the East line of said Government lot; thence West along the North line of said County road 80 feet; thence North 04°54' West 98.4 feet; thence North 57°51' East to a point that bears North 04°54' West from the point of beginning; thence South 04°54' East to the point of beginning;

EXCEPT that portion of said premises, if any, lying within a strip of land 10 feet in width conveyed to Diking District No. 17 of Skagit County, Washington, by deed dated November 13, 1923, recorded March 24, 1924, under Auditor's File No. 172739, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Containing 1,327 square feet, more or less.

See attached Exhibit 'A'.



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LEGEND
 **PROPOSED ACQUISITION**

OWNER	PARCEL I.D.#	SQ FT	ACRES
BALLENGER	P24024	1327	0.03

PROPOSED RIGHT-OF-WAY ACQUISITION
 BALLENGER
 APRIL 26, 2000
 XREF: 00044/SUR/EPDATA/P-044ROW
 00044/SUR/EPDATA/ROW-EXBS

