

Return to:

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



200009110072
Skagit County Auditor
9/11/2000 Page 1 of 4 2:53:14PM

STATUTORY WARRANTY DEED

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

Tax Parcel Number: 340418-0-046-0309

Abbreviated legal: Tr. A of MV SP 18-76 in 18-34-4 E. W.M.

Complete legal: See Attached Exhibit "A"

THE GRANTORS, Oates, Fite & Friedmeyer Development Co., a Co-Partnership, 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:

37203
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

See Exhibit "A" attached hereto and made a part hereof.

SEP 11 2000

Amount Paid \$
Skagit Co. Treasurer
By Deputy

All situate in the City of Mount Vernon, Skagit County, Washington containing a total area of approximately 1,645 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.

By: J. Bruce Fite

By: _____

Title: Gen Partner

Title: _____

Title: _____

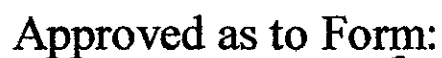
STATE OF CALIFORNIA)
County of Sacramento) ss.

Dated: _____

Notary (print name) Linda Sue GRambusch

Residing at 9857 Harn Rd

My appointment expires: 8/20/2002



Accepted by:

Attest:



200009110072
Skagit County Auditor

April 26, 2000

LEGAL DESCRIPTION: Oates, Fite & Friedmeyer Development Parcel No. P26121

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

Commencing at the cased monument marking the south quarter corner of Section 7, Township 34 North, Range 4 East, W.M.; thence along the section line and the centerline of the Stewart Road right-of-way, South $88^{\circ}16'30''$ East, 830.24 feet; thence at right angles to said line, South $1^{\circ}43'30''$ West, 20.00 feet to the south line of said right-of-way; thence continuing South $1^{\circ}43'30''$ West, 10.50 feet to the **POINT OF BEGINNING**; thence parallel with said section line, South $88^{\circ}16'30''$ East, 112.61 feet to the beginning of a curve concave to the north having a radius of 210.50 feet; thence northeasterly 66.77 feet along said curve through a central angle of $18^{\circ}10'23''$ to a point on said south line of Stewart Road and the **TERMINUS** of said described line.

PARCEL 'A'

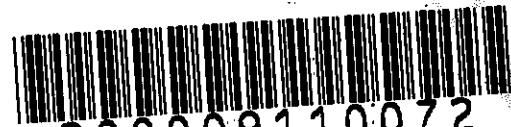
Tract A, Mount Vernon Short Plat No. MV-18-76, approved April 23, 1976, and recorded in Volume 1 of Short Plats, page 124, under Auditor's File No. 833857, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M.,

EXCEPT the North 10 feet of said Tract as conveyed to Skagit County for street purposes by deed dated May 12, 1976, recorded May 12, 1976, under Auditor's File No. 834828, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Containing 1,640 square feet, more or less.

See attached Exhibit 'A'.



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, Skagit County Auditor

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EXHIBIT A

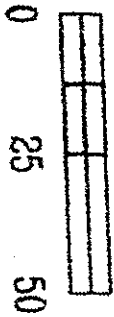
EDUCATIONAL SERVICE
DISTRICT NO. 189
P24021

HEADQUARTERS
PARTNERSHIP
P24020 & P24022



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Skagit County Auditor

STEWART ROAD
EXISTING RIGHT-OF-WAY



18
T.34 N.
R.4 E. WM

S88°16'30"E

40'

20.00'

P.O.B.

N88°15'30"W 112.61'

10.5'

PROPOSED
RIGHT-OF-WAY

$\Delta=18'10'23"$
 $L=66.77'$
 $R=210.50'$

EXISTING CENTERLINE AND
SECTION SUBDIVISION LINE

WYNN
P26117

FREEWAY DRIVE

OATES, FITE &
FREIDMEYER DEV. CO.
P26121

LEGEND

PROPOSED
ACQUISITION

OWNER	PARCEL ID#	SQ FT	ACRES
OATES, FITE & FREIDMEYER DEV. CO.	P26121	1,645	0.04

PROPOSED
RIGHT-OF-WAY
ACQUISITION

OATES, FITE &
FREIDMEYER DEV. CO.

APRIL 26, 2000

XREF: 00044/SUR/EPDATA/P-044ROW
00044/SUR/EPDATA/ROW-EXBS