



200107180082
Skagit County Auditor

7/18/2001 Page 1 of 3 2:39:08PM

FILED AT REQUEST OF/RETURN TO:
City of Mount Vernon
Engineering Department
P.O. Box 809
1024 Cleveland Street
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

P-92373

Grantors: Judy A. Pedersen
Grantee: City of Mount Vernon
Abbreviated Legal: Portion of NW¼ of SW¼, 9-34-4 E W.M.
Additional Legal on page: - 3 -
Assessor's Tax Parcel No: P24307 / 340409-3-023-0200

In the matter of: Francis Road Project – TIB No. 8-2-159(007)-1

THE UNDERSIGNED GRANTOR, JUDY A. PEDERSEN, as her separate property, for and in consideration of ten dollars (\$10) and other good and valuable consideration in hand paid, conveys and warrants to the GRANTEE, the CITY OF MOUNT VERNON, a municipal Corporation of the State of Washington, the following described real estate; situated in the County of Skagit, State of Washington; to the same extent and purpose as if the rights herein had been acquired under Eminent domain under the statutes of the State of Washington.

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED BY REFERENCE

SUBJECT TO: Easements, covenants, and restrictions of record.

Dated this 23rd day of June, 2000.

A 41953
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Judy A. Pedersen
Judy A. Pedersen

JUL 18 2001

State of Washington
County of Skagit

Amount Paid \$
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Judy A. Pedersen is the person who appeared before me, and said person acknowledged that she signed the instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.
Given under my hand and official seal:

6-23-00
(Date)

Linda Jensen
Notary Public for the State of Washington
Linda Jensen

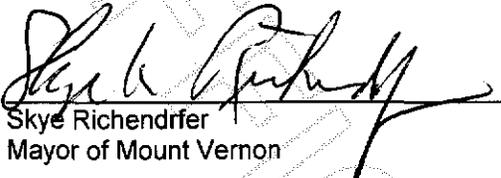
(Print or type name of notary)
My Appointment expires: 06-11-04



APPROVED AS TO FORM:

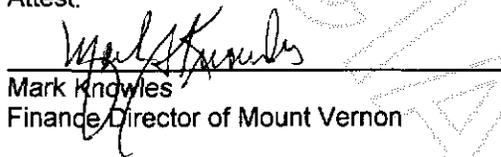


Scott Thomas
City Attorney of Mount Vernon



Skye Richendrfer
Mayor of Mount Vernon

Attest:



Mark Knowles
Finance Director of Mount Vernon



200107180082
Skagit County Auditor
7/18/2001 Page 2 of 3 2:39:08PM

EXHIBIT "A"

That portion of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 9, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at a point of the East line of said subdivision, which lies North $0^{\circ} 14' 03''$ East, 503.88 feet, from the Southeast corner of said subdivision, said point also being on the projected tangent on the centerline of Francis Road; thence South $41^{\circ} 57' 48''$ West, along said projected tangent and said centerline, 102.00 feet; thence at a right angle North $48^{\circ} 02' 12''$ West, 20.00 feet to a point on the Northwest margin of said Francis Road and the TRUE POINT OF BEGINNING; thence continuing North $48^{\circ} 02' 12''$ West, 3.29 feet; thence North $41^{\circ} 57' 16''$ East, 40.83 feet to the beginning of a curve to the right, having a radius of 1,030.00 feet; thence Northeasterly along the arc of said curve to the right, through a central angle of $4^{\circ} 39' 02''$, an arc distance of 83.60 feet to a point on the East line of said subdivision; thence South $0^{\circ} 14' 03''$ West, along said East line, 3.84 feet to a point on said Northwest margin of Francis Road and the beginning of a non-tangent curve to the left, having a radius which lies South $43^{\circ} 34' 28''$ East, 869.01 feet; thence Southwesterly, along said North margin, and the arc of said curve to the left, through a central angle of $4^{\circ} 27' 44''$, an arc distance of 67.68 feet to a point which lies North $41^{\circ} 57' 48''$ East, 53.86 feet from the TRUE POINT OF BEGINNING; thence South $41^{\circ} 57' 48''$ West, along said Northwest margin, 53.86 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington



200107180082

, Skagit County Auditor

7/18/2001 Page 3 of 3 2:39:08PM