



200209100097
Skagit County Auditor
9/10/2002 Page 1 of 5 9:35AM

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P.O. Box 47338
Olympia, WA 98504-7338

FIRST AMERICAN TITLE CO.

68240

Document Title: Warranty Deed
Reference Number of Related Document: N/A
Grantor(s): Hansell/Mitzel, LLC, Hansell Mitzell, L.L.C.
Grantee: State of Washington
Legal Description: Ptn Tract 2, Burlington Short Plat No. BU-3-02, Rec. No. 9301270076, Vol 10 of Short Plats, pg 168, being ptn of Govt. Lot 3, Section 6, T34N, R4E, WM
Additional Legal Description is on Page(s) 4 and 5 of Document
Assessor's Tax Parcel Number(s): 340406-0-019-0100 (ID# P102593)

4175
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

WARRANTY DEED

SEP 10 2002

State Route 20, Exhibit Map: Pulver Road to SR 5 Interchange

Amount Paid \$
Skagit Co. Treasurer
By Deputy

The Grantor, HANSELL/MITZEL, LLC, a Washington limited liability company, which acquired title as HANSELL MITZELL, L.L.C., also appearing of record as HANSELL/MITZEL, L.L.C., for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby conveys and warrants 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 statutes of the State of Washington:

See Exhibit A attached hereto and made a part hereof.

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

WARRANTY DEED

It is understood and agreed that 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 the Director of Real Estate Services.

Dated August 22, 2002

Accepted and Approved:

HANSELL/MITZEL, LLC,
a Washington limited liability company

By: Dan R. Mitzel
DAN R. MITZEL, Managing Member

STATE OF WASHINGTON
Department of Transportation

By: Gerald L. Gallinger
Gerald L. Gallinger
Director, Real Estate Services

Date: Sept 5, 2002



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WARRANTY DEED

STATE OF WASHINGTON)
 : ss.
County of Skagit)

On this 22nd day of August, 2002, before me personally appeared DAN R. MITZEL, to me known to be the Managing Member of HANSELL/MITZEL, LLC, a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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



Shelly D. Parfitt

Notary (print name) Shelly D. Parfitt
Notary Public in and for the State of Washington,
residing at Mt Vernon
My Appointment expires 11/29/03



WARRANTY DEED

EXHIBIT A

All that portion of the following described PARCEL "A" lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) P 11+49± on the P line survey of SR 20, Exhibit Map: Pulver Road to SR 5 Interchange, and 90 feet southwesterly therefrom, said point being on the southeasterly boundary of said PARCEL "A"; thence northwesterly to a point opposite HES P 12+50 on said line survey and 95 feet southwesterly therefrom; thence northerly to a point opposite HES P 14+00 on said line survey and 70 feet westerly therefrom; thence northeasterly to a point opposite HES P 17+08± on said line survey and 46.28 feet westerly therefrom, said point being on the westerly boundary of said PARCEL "A"; thence northerly to a point opposite HES P 18+91± on said line survey and 51.56 feet westerly therefrom, said point being on the westerly boundary of said PARCEL "A"; thence northerly to a point opposite HES P 20+00 on said line survey and 45 feet westerly therefrom; thence northwesterly to a point opposite HES P 20+46± on said line survey and 60 feet westerly therefrom, said point being on the northerly boundary of said PARCEL "A"; thence easterly along said northerly boundary to a point opposite said HES P 20+46± and 65 feet easterly therefrom; thence southwesterly to a point opposite HES P 20+00 on said line survey and 50 feet easterly therefrom; thence southerly to a point opposite HES P 16+30 on said line survey and 60 feet easterly therefrom; thence southerly to a point opposite HES P 14+00 on said line survey and 55 feet easterly therefrom; thence southeasterly to a point opposite HES P 11+51± on said line survey and 60 feet northeasterly therefrom, said point being on the southeasterly boundary of said PARCEL "A"; thence southwesterly along said southeasterly boundary of said PARCEL "A" to the point of beginning.

PARCEL "A"

Tract 2 of Burlington Short Plat No. BU-3-92, approved January 15, 1993, and recorded January 27, 1993, under Auditor's File No. 9301270076, in Volume 10 of Short Plats, page 168, records of Skagit County, Washington, being a portion of Government Lot 3, Section 6, Township 34 North, Range 4 East, W.M.



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Skagit County Auditor

WARRANTY DEED

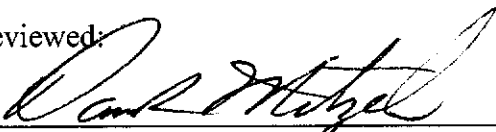
EXHIBIT A
(continued)

Also, the Grantor herein relinquishes unto the State of Washington all vehicular access rights of ingress and egress, including light, view and air (existing, future or potential) to, from and between said SR 20, Exhibit Map: Pulver Road to SR 5 Interchange and the remainder of said PARCEL "A";

EXCEPT that the Grantor herein reserves for itself, its successors or assigns, the right of reasonable access to the "P" LINE connection of said Highway, northerly of HES P13+50 L/A (LT. & RT.).

The lands herein described contain an area of 106,927 square feet, 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 May 10, 2002, revised August 23, 2002.

Reviewed:



Dated:

8/22/02



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Skagit County Auditor