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City of Mount Vernon
PO Box 809
Mount Vernon, WA 98273



200301230015
Skagit County Auditor

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Document Title: Statutory Warranty Deed
Grantor(s): Edward A. Johnson
Grantee: The City of Mount Vernon
Legal Description: a ptn of NW1/4 of SE1/4, 16-34-4 E W. M.
Additional Legal Description is on: Attached Exhibit "A"
Assessor's Tax Parcel Numbers: 340416-0-006-0002 (P24907)

STATUTORY WARRANTY DEED

IN THE MATTER OF: TIB 8-2-155 (013) Parcel NO. 1-17054
COLLEGE WAY IMPROVEMENT PROJECT,
CITY OF MOUNT VERNON, WASHINGTON

THE GRANTOR, EDWARD A. JOHNSON, as his separate property, under threat of condemnation, and for adequate and in and for consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of hereby acknowledged, convey(s) and warrant(s) to the GRANTEE, the CITY OF MOUNT VERNON, WASHINGTON, the following described real property:

4324
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Legal Description: See Attached Exhibit A

JAN 23 2003

Amount Paid \$
Skagit Co. Treasurer
By Deputy

All situate in the City of Mount Vernon, Skagit County, Washington
Containing a total area of approximately 750 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.

Dated this 22 day of JANUARY, 2003.

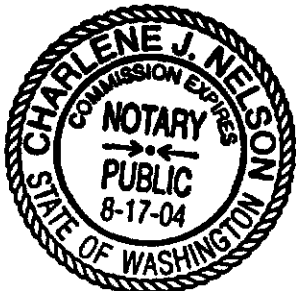
GRANTOR:

By: Ed A. Johnson

Name: Ed A. Johnson

STATE OF WASHINGTON)
) §
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Ed A. Johnson signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 1/22/03

Notary Signature: Charlene J. Nelson

Notary Public in and for the State of Washington

Notary (print name): Charlene J. Nelson

Residing at: Mount Vernon

My appointment expires: 8-17-04

CITY OF MOUNT VERNON

Skye K. Richendrfer
Skye K. Richendrfer, Mayor

Attest:

Mary S. Knowles
Mary S. Knowles, Finance Director

Approved as to form:

Scott G. Thomas
Scott G. Thomas, City Attorney



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EXHIBIT A

RIGHT-OF-WAY ACQUISITION
SKAGIT COUNTY ASSESSOR'S
PARCEL NUMBER P-24907

THE NORTH 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

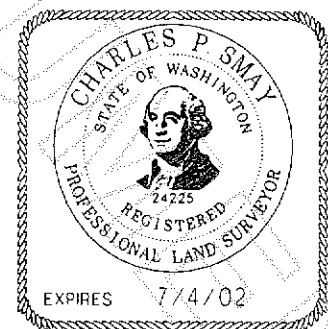
THE EAST 75 FEET OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT 165 FEET WEST AND 25 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SAID POINT BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO SCHOOL DISTRICT NO. 25 OF SKAGIT COUNTY, WASHINGTON, BY DEED RECORDED IN VOLUME 86 OF DEEDS, PAGE 48; THENCE WEST ON A LINE PARALLEL WITH AND 25 FEET SOUTH OF THE CENTERLINE OF SAID SECTION 16, 350 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO JOHN LEWIS DRUM ET UX BY DEED RECORDED AUGUST 5, 1953, UNDER AUDITOR'S FILE NO. 491310; THENCE SOUTH 0°32' WEST ALONG THE EAST LINE OF SAID DRUM TRACT 143 FEET; THENCE SOUTH 89°28' EAST 94.8 FEET; THENCE SOUTH 0°32' WEST 91 FEET; THENCE SOUTH 89°28' EAST 255.2 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SCHOOL TRACT; THENCE NORTH 0°32' EAST ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPT RIGHT OF WAY FOR COLLEGE WAY (SR-538) AS ESTABLISHED BY UNRECORDED WAIVER DATED MARCH, 1909 AS 30 FEET.

THE PURPOSE OF THIS DEED IS TO ACQUIRE ALL OF THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING NORTH OF A LINE WHICH IS 40 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF COLLEGE WAY (SR-538).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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