



200409280035

Skagit County Auditor

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After recording return to:

Attn: City Attorney  
City of Sedro-Woolley  
720 Murdock Street  
Sedro-Woolley, WA 98284

FIRST AMERICAN TITLE CO.

75420

**Document Title:** Statutory Warranty Right of Way Deed  
**Grantor:** 1. Averill, Daniel L. and Averill, Tracy L, husband and wife  
2. Sedro Trail Corporation  
**Grantee:** City of Sedro-Woolley, a Washington Municipal Corporation  
**Legal Description:** Ptn. SW 1/4 of SE 1/4 of Sec. 23, Twp 35N Rge 4E, WM  
See page 1 of attached document P37183

### STATUTORY WARRANTY RIGHT OF WAY DEED

The Grantors, **Daniel L. Averill and Tracy L. Averill, husband and wife**, for purposes of quieting title in public right-of-way, conveys and warrants to the **City of Sedro-Woolley, a Washington Municipal Corporation**, for public right-of-way, utility right of way, and related municipal and utility purposes, the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M. described as follows:

Commencing at the Northeast corner of said Southwest 1/4 of the Southeast 1/4; thence South 00 degrees 58' 12" West along the East line thereof, a distance of 178.00 feet; thence North 89 degrees 27' 26" West, a distance of 10.00 feet to the West right of way line of Trail Road; thence South 00 degrees 58' 12" West, along the west right of way line of Trail Road, a distance of the 125.22 feet to the intersection of the West right of way line of Trail Road with the North right of way line of State Route 20 and the point of beginning of this description; thence North 00 degrees 58' 12' East along the West right of way line of Trail Road, a distance of 21.82 feet; thence South 52 degrees 05' 09" West, a distance of 29.50 feet; thence South 36 degrees 44' 12" West, a distance 33.41 feet to a point on the North right of way line of State Route 20 which is 48.69 feet from the point of beginning of this description; thence North 62 degrees 00' 12" East along the North

right of way line of State Route 20, a distance of 48.69 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

This conveyance is subject to that certain deed of trust between Grantor and Sedro Trail Corporation, dated January 5, 2004, recorded January 12, 2004 in Skagit County Auditor's File No. 200401120395, which Grantor shall pay and keep current according to its terms.

This co

DATED this 27 day of Sept, 2004.

  
Daniel L. Averill

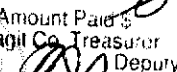
  
Tracy L. Averill

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 5204

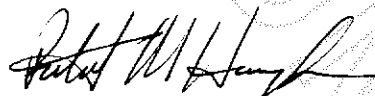
SEP 28 2004

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS.

Amount Paid \$  
By  Deputy

I, the undersigned Notary Public, in and for the State of Washington, do hereby certify that on this day personal appeared before me Daniel L. Averill and Tracy L. Averill, husband and wife, to me know to be the persons above-named who executed the within instrument and acknowledged that they signed and sealed the same as the free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 27 day of Sept, 2004.

  
Notary Public in and for the State of  
Washington, residing at Sedro-W  
My Commission Expires: 10-1-04  
Print Name Patrick M. Hayden



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AGREEMENT

Comes now the Sedro Trail Corporation, a Washington Corporation, consents to this deed, and agrees that in the event of Grantor's default and a foreclosure of the Beneficiaries' interest in that Deed of Trust dated January 5, 2004, recorded January 12, 2004 in Skagit County Auditor's File No. 200401120395,, any successor at any foreclosure sale shall not foreclose against this deed, and the rights of the City of Sedro-Woolley herein shall be undisturbed.

Dated: Sept. 27, 2004

SEDRO TRAIL CORPORATION

By: *Delbert E. Reischer* President  
Authorized Agent

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SKAGIT )

I, the undersigned Notary Public, in and for the State of Washington, do hereby certify that on this day personal appeared before me Delbert E. Reischer, Pres., to me know to be Authorized Agent of Sedro Trail Corporation, as Washington State Corporation, who executed the within instrument and acknowledged that he signed and sealed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 27 day of Sept, 2004.

*Barbara M. Hayden*

Notary Public in and for the State of  
Washington, residing at Sedro-Woolley  
My Commission Expires: 10-1-04  
Print Name Barbara M. Hayden



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