



200601120137

Skagit County Auditor

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After recording return document to:

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

*Document Title: Warranty Deed*  
*Reference Number of Related Document: N/A*  
*Grantor(s): Ernest M. Seelye; Marion N. Seelye*  
*Grantee: State of Washington, Department of Transportation*  
*Legal Description: Ptn NE 1/4 of the NE 1/4 of Section 11, T34N, R3E, WM*  
*Additional Legal Description is on Page(s) 4 of Document*  
*Assessor's Tax Parcel Number(s): 340311-0-054-0009 (P21440)*

P-102966

LAND TITLE OF SKAGIT COUNTY

**WARRANTY DEED**

State Route 20, Fredonia to Pulver Rd. Vic.

The Grantors, ERNEST M. SEELYE and MARION N. SEELYE, husband and wife for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby convey and warrant to the **State of Washington, Department of Transportation**, the following described real property situated in Skagit County, State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions,  
see Exhibit A attached hereto and made a part hereof.

Also, the Grantors request 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.

It is understood and agreed that delivery of this deed is hereby tendered and that

**WARRANTY DEED**

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.

Date: 12/12, 2005

Ernest M Seelye  
ERNEST M. SEELYE

Marion N. Seelye  
MARION N. SEELYE

179  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 12 2006

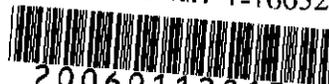
Amount Paid \$  
Skagit Co. Treasurer  
By fr

Accepted and Approved

STATE OF WASHINGTON,  
Department of Transportation

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

Date: Jan 10, 2006

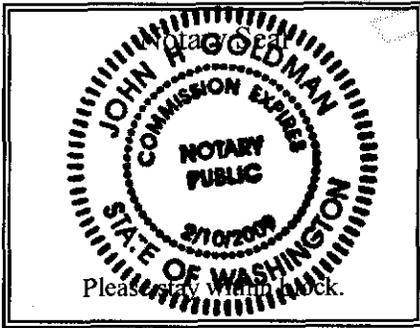


WARRANTY DEED

STATE OF WASHINGTON )  
 : ss.  
County of Skagit )

On this 12 day of DECEMBER, 2005 before me personally appeared ERNEST M. SEELYE and MARION N. SEELYE, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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



*John Goldman*  
Notary (print name) JOHN GOLDMAN  
Notary Public in and for the State of Washington,  
residing at SEATTLE, WA  
My Appointment expires 2/10/09



**WARRANTY DEED**

**EXHIBIT A**

All that portion of the hereinafter described PARCEL "A" lying northeasterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) AV 4+27.57 on the AV line survey of SR 20, Fredonia to Pulver Rd. Vic. and 30 southwesterly therefrom; thence northwesterly to a point opposite HES AV 4+53.51 on said line survey and 35 feet southwesterly therefrom; thence northwesterly parallel with said line survey to a point opposite HES AV 7+00 thereon and the end of this line description.

**PARCEL "A"**

That portion of the northeast ¼ of the northeast ¼ of Section 11, Township 34 North, Range 3 East, W.M. in Skagit County, Washington, described as follows:

Beginning at a point on the west line of the county road 224 feet southerly from its intersection with the south line of Railroad Street in the plat of "Map of North Avon, Skagit Co., Washington" as per plat recorded in Volume 2 of Plats, page 91, records of Skagit County, Washington; thence at right angles to said county road South 60°50' West 248.40 feet; thence South 29°10' East to the south line of Cedar Street; thence North 60°50' East to the county road; thence northerly along the west side of the county road to the point of beginning;

EXCEPT that portion lying south of the following described line:

Beginning at the intersection of the south line of Cedar Street with west line of the Avon Allen County Road as shown on the "Map of North Avon, Skagit Co., Washington" as per plat recorded in Volume 2 of Plats, page 91, records of Skagit County, Washington; thence North 28°20'45" West along the west line of said county road 414.50 feet to the True Point of Beginning of said line; thence South 61°39'15" West 248.40 feet to the terminal point of said line.

The lands herein described contain an area of 954 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 June 3, 2005, revised November 4, 2005.

Grantor's  
Initials  
*E m S*

RES-302

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Parcel No. 1-16632



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