

WARRANTY DEED

After recording return document to:

City of Mount Vernon
P.O. Box 809
Mount Vernon, WA 98273



200603270161
Skagit County Auditor

3/27/2006 Page 1 of 5 11:32AM

Document Title: Warranty Deed

Grantor: Eric M. Erb, as his separate estate

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington

Legal Description: Section 17, Township 34, Range 4; Ptn. NW SW

Additional Legal Description is on: Exhibits "A" and "B" of this Document

Assessor's Tax Parcel Number: P25986

In the Matter of: URBAN AVENUE AND COLLEGE WAY SIGNAL PROJECT

#1373
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

WARRANTY DEED

MAR 27 2006

Amount Paid \$
Skagit Co. Treasurer
By Deputy

The Grantor **Eric Erb**, as his separate estate, 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 **City of Mount Vernon**, a Municipal Corporation of the State of Washington, 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 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.

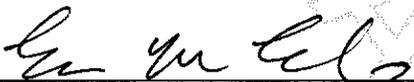
WARRANTY DEED

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 City of Mount

Vernon unless and until accepted and approved hereon in writing for the City of Mount Vernon.

Dates this 15 day of March, 2006

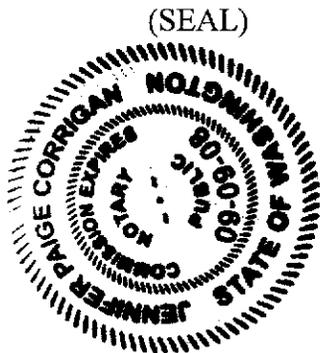
GRANTOR:

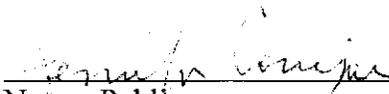

Eric M. Erb

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that ERIC M. ERB, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act and deed, with full knowledge of its contents, for the uses and purposes therein mentioned.

DATED this 15 day of March, 2006.




Notary Public



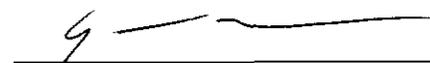
WARRANTY DEED

CITY OF MOUNT VERNON

Approved as to Form:



Bud Norris, Mayor



Kevin Rogerson, City Attorney

Attest:



Alicia Huschka, Finance Director



WARRANTY DEED

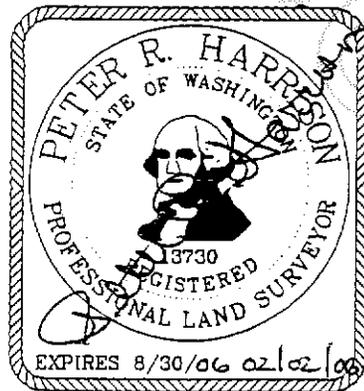
EXHIBIT "A"

ACQUISITION LEGAL DESCRIPTION

Beginning at the Northeast corner of Tract "A", Short Plat No. MV-8-80, approved July 7, 1980, recorded July 8, 1980, under Auditor's File No. 8007080001 in Book 4 of Short Plats, pages 135 and 136, records of Skagit County, being a portion of the North ½ of the Northwest ¼ of the Southwest ¼ of Section 17, Township 34 North, Range 4 East, W.M.; thence North 89°37'00" West along the North line of said Tract "A", 39.50 feet to a point on a curve to the right, the center of which bears South 00°23'00" West and is 35.00 feet distant; thence Easterly and Southerly, following said curve to the right through a central angle of 82°42'34" for an arc distance of 50.52 feet to the end of said curve; thence South 06°32'33" East, 39.17 feet to the East line of said Tract "A"; thence Northerly along said East line to the point of beginning; containing 502 square feet, more or less.

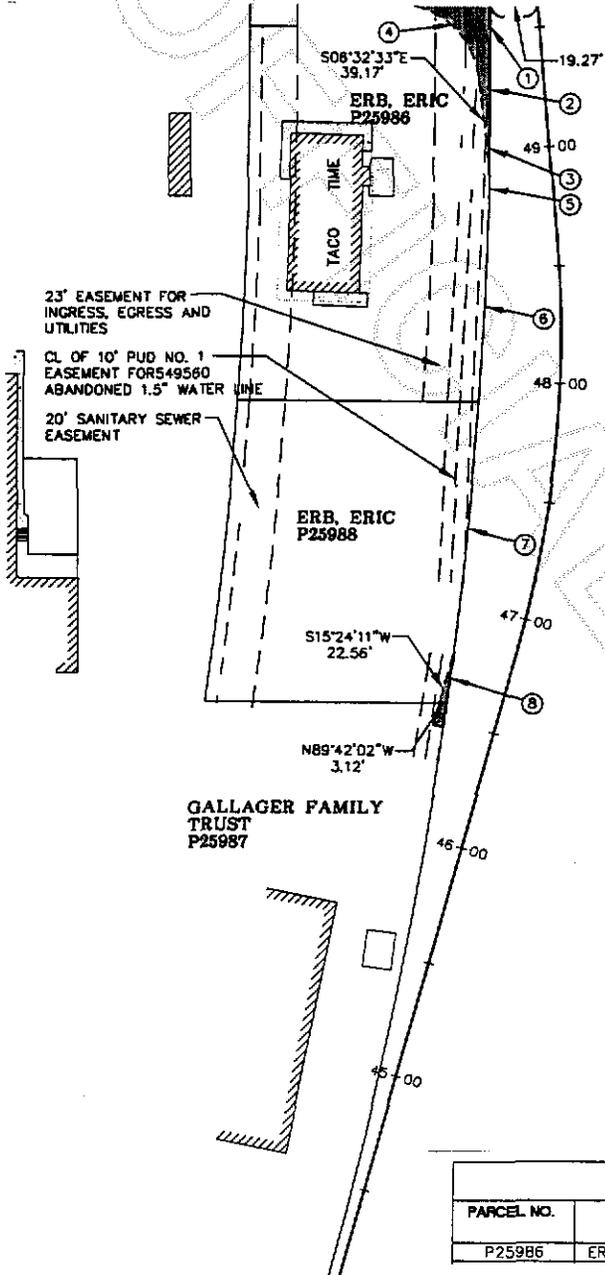
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



WARRANTY DEED

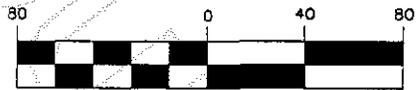
EXHIBIT "B"



- ① R= 3831.65'
Δ= 00°16'56"
L= 18.89'
- ② R= 2886.18'
Δ= 00°40'00"
L= 33.58'
- ③ R= 2318.82'
Δ= 00°22'29"
L= 15.17'
- ④ R= 35'
Δ= 82°42'34"
L= 50.52'
- ⑤ R= 2318.82'
Δ= 00°27'31"
L= 18.56'
- ⑥ R= 1960.08'
Δ= 02°21'52"
L= 80.89'
- ⑦ R= 1960.08'
Δ= 03°05'58"
L= 106.03'
- ⑧ R= 1960.08'
Δ= 00°37'41"
L= 21.49'



GRAPHIC SCALE



1 inch = 80 ft.

ADDITIONAL RIGHT-OF-WAY				
PARCEL NO.	NAME	BEFORE AREA ACRES	APPROX. AREA TAKEN ACRES (S.F.)	APPROX. AREA REMAINING ACRES
P25986	ERIC ERB	0.38	0.011 (502 S.F.)	0.37



200603270161
Skagit County Auditor