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County of Skagit
Public Works Dept.
1800 Continental Place
Mount Vernon, WA 98273-5625



200604190086

Skagit County Auditor

4/19/2006 Page 1 of 4 2:29PM

Document Title: Statutory Warranty Deed

Grantors: JAMES L. HUXHOLD, also known as Jim Huxhold, and JOAN D. HUXHOLD, husband and wife

Grantee: SKAGIT COUNTY, a Washington municipal corporation

Property Legal Description (abbreviated): Ptn NW 1/4 SE 1/4, 8-35-5 E W.M.

Additional Legal(s) on Exhibit A

Assessor's Tax Parcel ID#: 350508-4-003-0203 (Property I.D. No. P38686)

350508-4-003-0005 (Property I.D. No. P38684)

350508-4-005-0003 (Property I.D. No. P38687)

STATUTORY WARRANTY DEED

THE GRANTORS, **JAMES L. HUXHOLD, also known as Jim Huxhold, and JOAN L. HUXHOLD, husband and wife**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveyed and warranted to **SKAGIT COUNTY, a Washington municipal corporation**, the real property described in Exhibit "A" herewith attached and made a part hereof, and any after-acquired interest therein, situated in Skagit County in the State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain.

DATED THIS 17 day of April, 2006.

GRANTORS:

JAMES L. HUXHOLD

JOAN D. HUXHOLD

1845
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 19 2006

Amount Paid \$
Skagit Co. Treasurer
By Deputy

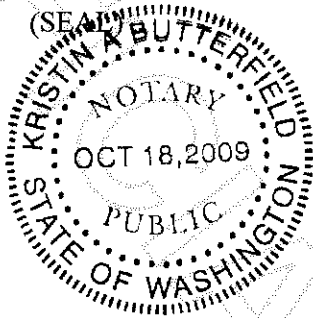
STATE OF WASHINGTON

COUNTY OF Skagit

} ss.

I certify that I know or have satisfactory evidence that JAMES L. HUXHOLD, and JOAN D. HUXHOLD are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed, with full knowledge of its contents, for the uses and purposes therein mentioned.

DATED this 17th day of April, 2006.



Kristin A. Butterfield
Notary Public
Kristin A. Butterfield
print name
Residing at Shoreline
My appointment expires 10-18-2009



EXHIBIT "A"

ACQUISITION LEGAL DESCRIPTION

All that portion of the hereinafter described Parcels "A" and "B" lying southeasterly of a line beginning at a point opposite County Engineer's Station (hereinafter referred to as CES) 38+00.00 on the right-of-way centerline of the Helmick Road Improvement Project Right-of-Way Plan, a copy of which is located at the office of Skagit County Public Works, and 20.00 feet northwesterly therefrom; thence northeasterly and parallel to said centerline to a point opposite CES 38+50.00 and 20.00 feet northwesterly therefrom; thence northwesterly to a point opposite CES 38+50.00 and 40.00 feet northwesterly from said centerline; thence northeasterly and parallel to said centerline to a point opposite CES 44+50.00 and 40.00 feet northwesterly therefrom; thence southeasterly to a point opposite CES 44+50.00 and 35.00 feet northwesterly from said centerline; thence northeasterly and parallel to said centerline to a point opposite CES 46+24.88 and 35.00 feet northwesterly of said centerline and the end of this line description.

Parcel "A"

Parcel: P38686 - Tract "A":

That portion of the following described premises lying Southwesterly of a straight line intersecting the Northwest corner of said premises and a point on the Northerly line of the Helmick County road midway between the most Easterly and most Southerly point of said premises as measured along the North line of said County Road:

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision; thence East along the North line thereof a distance of 25 rods (412.50 feet) to the true point of beginning; thence East to the intersection of the Northeasterly line of the Southwesterly 40 feet of the abandoned and former Fairhaven and Southern Railway Company railroad right-of-way; thence Southeasterly along said Northeasterly line to its intersection with the Helmick County Road; thence Southwesterly along said County road a distance of 764 feet, more or less, to the Southeast corner of that certain tract conveyed to John E. Johnson by deed dated May 18, 1961 and recorded May 24, 1961, under Auditor's File No. 608002, which point is 632.5 feet, more or less, East of the West line of said subdivision; thence North along the East line of said tract to the Northeast corner thereof; thence West along the North line of said Tract a distance of 220 feet to the Northwest corner of said Tract and a point on the East line of the West 25 rods (412.5 feet) of said subdivision and



which point is 575 feet North of the North line of said Helmick County Road as measured along said East line of the West 25 rods (412.5 feet) of said subdivision; thence North along said East line of the West 25 rods (412.5 feet) of said subdivision to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel: P38686 - Tract "B":

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 35 North, Range 5 East, W.M., in Skagit County, Washington, described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 8;
thence South $89^{\circ}58'38''$ West along the East-West center of Section line of said Section 8, a distance of 2,226.58 feet to the Northeast corner of the West 25 rods (412.50 feet) of said subdivision and the true point of beginning;
thence South $39^{\circ}19'56''$ East 722.82 feet to the Northwesterly right-of-way line of Helmick Road, said right-of-way being 20.00 feet distant when measured at right angles to the centerline of said Helmick Road;
thence North $31^{\circ}10'02''$ West 653.45 feet to a point on said East-West center of Section line, said point being 119.94 feet distant from the true point of beginning;
thence South $89^{\circ}58'38''$ West along said East-West center of Section line 119.94 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "B"

Parcels: P38684, P38687 – Parcel "A":

That portion of the following described tract lying West of the Westerly right-of-way line of the Old Fairhaven & Southern Railway right-of-way:

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 35 North, Range 5 East, W.M., lying North of the County Road;

EXCEPT that portion of said subdivision lying West of the East line of that parcel conveyed by deed recorded on April 4, 1983, under Auditor's File No. 8304040003, records of Skagit County, Washington.

TOGETHER WITH the West 40 feet of that part of the abandoned Fairhaven and Southern right-of-way lying North of Helmick Road and in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

