

After recording return document to:

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



200605260207

Skagit County Auditor

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*Document Title: Warranty Deed*

*Reference Number of Related Document: N/A*

*Grantor(s): Rita K. Lesage; Daniel Edward Lesage*

*Grantee: State of Washington, Department of Transportation*

*Legal Description: Ptn of SW 1/4 of the NE 1/4 of Section 10, T 34N, R3E, WM*

*Additional Legal Description is on Page(s) 4 and 5 of Document*

*Assessor's Tax Parcel Number(s): 340310-1-006-0100 (P107929) & 340310-1-006-0007 (P21334)*

FIRST AMERICAN TITLE CO.

76133

### WARRANTY DEED

State Route 20, Fredonia to Pulver Rd. Vic.

The Grantors, RITA K. LESAGE, a married woman, as her separate estate and DANIEL EDWARD LESAGE, her husband who signs to release his community interest, if any, 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.

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Revised 09/05

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FA No. F-020 ( )

Project No. A02039A

Parcel No. 1-16571

## 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 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: April 28, 2006, 2006

Rita K. Lesage  
RITA K. LESAGE

Daniel Edward Lesage  
DANIEL EDWARD LESAGE

2571  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXC X

MAY 26 2006

Amount Paid  
By Skagit Co. Treasurer  
Deputy

Accepted and Approved

STATE OF WASHINGTON,  
Department of Transportation

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

Date: May 5, 2006



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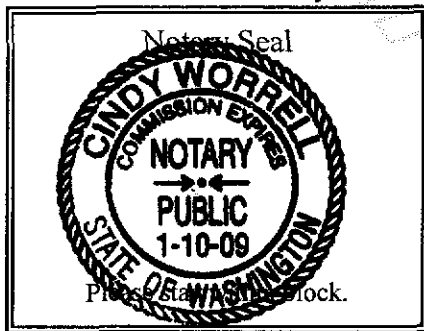
Skagit County Auditor

**WARRANTY DEED**

STATE OF WASHINGTON )  
: ss.  
County of Skagit )

On this 3<sup>rd</sup> day of April, 2006, before me personally appeared RITA K. LESAGE and DANIEL EDWARD LESAGE, 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.



Cindy Worrell  
Notary (print name) Cindy Worrell  
Notary Public in and for the State of Washington,  
residing at Monroe  
My Appointment expires 1-10-09



## WARRANTY DEED

### EXHIBIT A

All that portion of the herein described PARCEL "A" lying northwesterly of a line beginning at Highway Engineer's Station (herein after referred to as HES) 580+00 on the SR 20 line survey of SR 20, Fredonia to Pulver Rd. Vic. and 165 feet southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 585+50 thereon; thence northeasterly to a point opposite HES 587+50 on said line survey and 185 feet southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 594+50 thereon and the end of this line description.

#### PARCEL "A"

That portion of the southwest quarter of the northeast quarter of Section 10, Township 34 North, Range 3 East, W.M., lying southerly of the certain strip of land conveyed to Skagit County by deed recorded October 13, 1949 under Auditor's File No. 436805;

EXCEPT the following described portion thereof:

Beginning at a point on the south line of said subdivision, 12 feet west of the southeast corner thereof, said point being in the centerline of drainage ditch; thence North 89°49' East, 12 feet to the southeast corner of said subdivision; thence North 00°35' East along the east line of said subdivision, 566.44 feet to the southerly right-of-way line of the State Highway through said subdivision, thence South 73°30' West along said State Highway right-of-way line 547.70 feet to the center of aforesaid drainage ditch; thence following the center of said drainage ditch South 55°50' East, 300 feet, South 44°58' East, 292.70 feet, South 51°43' East, 75.70 feet to the point of beginning.

It is understood and agreed the improvement located partially upon the lands herein conveyed and partially upon the Grantors' remaining lands are conveyed in its entirety to the State of Washington, its agents or assigns. The Grantors herein further grant to the State of Washington, or its agents, the right to enter upon the Grantors' remaining lands where necessary to remove said improvement.

Also, the Grantors herein convey and grant to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between SR 20, Fredonia to Pulver Rd. Vic. and the remainder of said PARCEL "A".

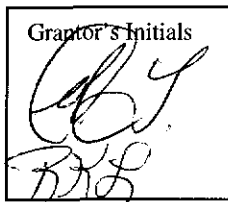


## WARRANTY DEED

### EXHIBIT A (continued)

EXCEPT that the State shall construct on its right of way a Type "B" off and on approach, not to exceed 50 feet in width, for those uses necessary to the normal operation of a farm but not for retail marketing, on the southeasterly side, at or near Highway Engineer's Station 587+90, as shown on Sheet 7 of 23 Sheets of the hereinafter mentioned map of definite location, and to which off and on approach, only, the Grantors, their heirs successors or assigns, reserve a right of reasonable access for that purpose only, which approach shall be maintained between the right of way line and the shoulder line of said Highway by the Grantors, their heirs successors or assigns. The Grantors herein further grant to the State of Washington, or its agents, the right to enter upon the Grantors' remaining lands where necessary to reconstruct said road approach. Traffic using this approach will be limited to right in/right out movements.

The lands herein described contain an area of 131,087 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 as to Sheet 7 of 23 Sheets and revised July 1, 2005 as to Sheet 8 or 23 Sheets.



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