



200608090002

Skagit County Auditor

8/9/2006 Page 1 of 7 9:39AM

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): Dorothy E. Smith

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn of the SE¹/₄ of Section 9, T34N, R3E, WM

Additional Legal Description is on Page(s) 4, 5, 6 & 7 of Document

Assessor's Tax Parcel Number(s): 340309-0-008-0000 (P21240); 340309-0-009-0009 (P21241); 340309-4-012-0006 (P21315); & 340309-4-011-0007 (P21314)

WARRANTY DEED

FIRST AMERICAN TITLE CO.

State Route 20, Fredonia to Pulver Rd. Vic.

76124

The Grantor, DOROTHY E. SMITH, a single woman, as her 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 **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 right 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 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: June 14, 2006

Dorothy E. Smith
DOROTHY E. SMITH

4072
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 09 2006

Amount Paid \$
Skagit Co. Treasurer
By RA

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

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

Date: 7/14/06



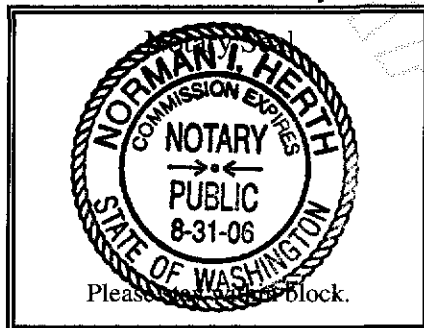
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WARRANTY DEED

STATE OF WASHINGTON)
: ss.
County of Skagit)

On this 16th day of June, 2006, before me personally appeared DOROTHY E. SMITH, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed the same as her 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.



Norman E. Herth
Notary (print name) Norman E. Herth
Notary Public in and for the State of Washington,
residing at Cynnwood
My Appointment expires 8/31/06



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WARRANTY DEED

EXHIBIT A

Tract I

All that portion of the hereinafter described PARCEL "A" lying northeasterly and westerly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) SR 536 105+17 on the SR 536 line survey of SR 20, Fredonia to Pulver Road and 151.59 feet southerly therefrom; thence southeasterly to a point opposite HES SR 536 106+12.73 on said line survey and 163.64 feet southwesterly therefrom; thence southeasterly to a point opposite HES SR 536 109+50 on said line survey and 140 feet southwesterly therefrom; thence southeasterly to a point opposite HES SR 536 114+25 on said line survey and 100 feet southwesterly therefrom; thence southeasterly to a point opposite HES SR 536 117+90 on said line survey and 60 feet southwesterly therefrom; thence southeasterly parallel with said line survey to a point opposite HES SR 536 122+33.79 thereon; thence northerly to HES SR 536 122+13.61 L/A and 30 feet southwesterly therefrom and the end of this line description;
EXCEPT any portion lying northeasterly of the southwesterly line of SR 536 as it existed on June 2, 2005.

Tract II

All that portion of the hereinafter described PARCEL "A" lying southwesterly of the thread of Higgins Slough, southwesterly and westerly of a line beginning at a point opposite HES 535+00 on the line survey of SR 20 of said Highway and 205 feet southeasterly therefrom; thence southwesterly parallel with said line survey to a point opposite HES 533+26± thereon, said point being on the northerly line of said PARCEL "A" and the thread of Higgins Slough; thence southeasterly along the thread of Higgins Slough to a point opposite HES SR 536 115+00 on the SR 536 line survey of said Highway and 83 feet, more or less, northeasterly therefrom; thence southwesterly to a point opposite said HES SR536 115+00 and 70 feet northeasterly therefrom; thence southeasterly parallel with said line survey to a point opposite HES SR 536 116+00 thereon ; thence southeasterly to a point opposite HES SR 536 116+50 on said line survey and 60 feet northeasterly therefrom; thence southeasterly parallel with said line survey to a point opposite HES SR 536 121+53± thereon, said point being on the easterly line of said PARCEL "A"; thence southerly along said easterly to a point opposite HES SR 536 121+73± L/A and 30 feet northeasterly therefrom and the end of this line description;
EXCEPT any portion lying southwesterly of the northeasterly line of SR 536 as it existed on June 2, 2005.



WARRANTY DEED

EXHIBIT A continued

PARCEL "A"

Those three portions of the southeast quarter of Section 9, Township 34 North, Range 3 East, W.M., Skagit County, Washington, described as follows:

- 1.) Beginning at the south quarter corner of said Section 9; thence North 00°25' West along the west line of said southeast quarter, 736 feet; thence North 42°27' East, 823.4 feet to intersection of Higgins Slough and the drainage ditch of District No. 19; thence following the center line of said ditch as constructed in an easterly direction to a point 1,462 feet east of the west line of southeast 1/4; thence South 00°25' East, 1,425.4 feet to the south line of said Section; thence South 89°25' West, 1,462 feet to the place of beginning.
- 2.) Beginning at a point on the south line of Section 9, which is 1,462 feet North 89°25' East from the south quarter corner of said Section running thence North 89°25' East along said section line of Section 9, 1,207.2 feet, more or less, to the southeast corner of said section; thence north .57 feet, more or less, to the southerly line of the State Highway; thence northwesterly along said State Highway to a point North 00°25' West of the point of beginning; thence South 00°25' East to the point of beginning.
- 3.) That portion of the southwest quarter of said southeast quarter lying southerly of the State Highway and westerly of Higgins Memorial Highway, and northerly and westerly of Higgins Slough.

EXCEPT from the three above described tracts, those portions thereof described as follows:

- (a) The county road right-of-way commonly known as the Young Road along the south line of said southeast quarter;
- (b) Memorial Highway as conveyed to Skagit County by deeds recorded July 27, 1931 under Auditor's File Nos. 244985, 244986 and 244987, in Volume 158 of Deeds, pages 183, 184 and 185, respectively;



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WARRANTY DEED

EXHIBIT A continued

- (c) State Highway No. 20 as conveyed to Skagit County for the Fredonia-Burlington Road by deed recorded July 3, 1941 in Volume 184 of Deeds, page 308;
- (d) State Highway No. 20 as conveyed to the State of Washington by deed recorded November 1, 1957 under Auditor's File No. 557999 in Volume 290 of Deeds, page 359;
- (e) State Highway No. 20 as taken by the State of Washington by Decree of Appropriation as Item No. 1, Parcel No. 15535-19, entered March 30, 1959 in Skagit County Superior Court Cause No. 24792;
- (f) State Highway No. 20 as conveyed to the State of Washington by deed recorded April 6, 1971 under Auditor's File No. 750655;
- (g) State Highway No. 20 as taken by the State of Washington by Decree of Appropriation as Parcel No. 1-8208, entered October 31, 1973 in Skagit County Superior Court Cause No. 32668.

Also, the Grantor herein conveys and grants 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 536 and SR 20, Fredonia to Pulver Rd. Vic. and the remainder of said PARCEL "A".

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 northeasterly side, at or near Highway Engineer's Station SR 536 120+00, as shown on Sheet 21 of 23 Sheets of the hereinafter mentioned map of definite location, and to which off and on approach, only, the Grantor, her heirs successors or assigns, reserves 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 SR 536 of said Highway by the Grantor, her heirs successors or assigns. The Grantor



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WARRANTY DEED

EXHIBIT A (continued)

herein further grants to the State of Washington, or its agents, the right to enter upon the Grantor's 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 160,432 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 July 1, 2005 as to Sheet 4 and revised May 19, 2006 as to Sheets 3 and 21.

Grantor's Initials

WLS



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