



200609070112

Skagit County Auditor

After recording return document to:

9/7/2006 Page 1 of 5 1:41PM

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): Baik Hyun Kim; Kyu Sop Kim
Grantee: State of Washington, Department of Transportation
Legal Description: Ptn of the SE 1/4 of Section 9, T34N, R3E, WM
Additional Legal Description is on Page(s) 4 & 5 of Document
Assessor's Tax Parcel Number(s): 340309-4-001-0009 (P21305)

FIRST AMERICAN TITLE CO.

WARRANTY DEED

76123

State Route 20, Fredonia to Pulver Rd. Vic.

The Grantors, BAIK HYUN KIM and KYU SOP KIM, 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 right of Eminent Domain:

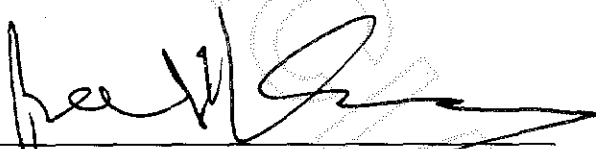
For legal description and additional conditions,
see Exhibit A attached hereto and made a part hereof.


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.

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.

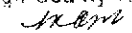
Date: May 05, 2006


BAIK HYUN KIM


KYU SOP KIM

4625
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 07 2006

Amount Paid \$0
Skagit County Treasurer
By:  Deputy

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: 
Gerald L. Gallinger
Director, Real Estate Services

Date: Sept 6, 2006



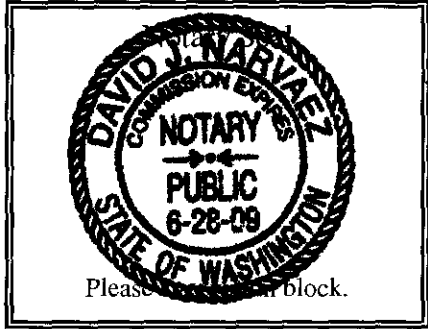
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WARRANTY DEED

STATE OF WASHINGTON)
County of Skagit) : ss.

On this 5 day of May, 2006, before me personally appeared BAIK HYUN KIM and KYU SOP KIM, 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.



David J. Narvaez
Notary (print name) David J. Narvaez?
Notary Public in and for the State of Washington,
residing at Mount VERNON
My Appointment expires 6/28/09



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WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying southeasterly of a line beginning at a point opposite Highway Engineer's Station (herein referred to as HES) 521+03.10 on the SR 20 line survey of SR 20, Fredonia to Pulver Road and 80 feet northwesterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 530+76.29 thereon; thence southeasterly to a point opposite HES 530+86.93 on said line survey and 60 feet northwesterly therefrom; thence northeasterly to a point opposite HES 535+13 on said line survey and 30.98 feet northwesterly therefrom; thence northeasterly to a point opposite HES 535+56 on said line survey and 28.03 feet northwesterly therefrom; thence northeasterly to a point opposite HES 536+00 on said line survey and 25 feet northwesterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 540+00 thereon and the end of this line description.

PARCEL "A"

All that portion of the southeast quarter of Section 9, Township 34 North, Range 3 East, W.M., Skagit County, Washington lying between the south line of the Great Northern Railroad right-of-way and the north line of the State Highway (formerly County Road) and lying easterly of the easterly line of the right-of-way appropriated in Skagit County Cause No. 8889 and lying easterly and northerly of the centerline of that certain drainage ditch existing on June 9, 1941, as described in that certain right-of-way deed recorded as Auditor's File No. 341323 in Volume 184 of Deeds, page 314, records of Skagit County, Washington;

EXCEPT the east 520 feet of said southeast quarter (as measured at right angles to the east line of said southeast quarter);

AND EXCEPT County Road and State Highway right-of-way, if any.

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 Road and the remainder of said PARCEL "A".



WARRANTY DEED

EXHIBIT A
(continued)

EXCEPT that the state shall construct on its right of way 2 Type "D" off and on approaches not to exceed 50 feet in width for use necessary to the normal operation of a commercial establishment. It may be specified at a point satisfactory to the state at or near Highway Engineer's Stations 533+00 and 535+20 as shown on Sheets 3 and 4 of 23 Sheets of the hereinafter mentioned map of definite location, and to which off and on approaches only, the Grantors, their heirs, successors or assigns, reserve a right of reasonable access for that purpose only, which approaches shall be maintained between the right of way line and the shoulder line of said Highway by the Grantor, 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 approaches. Traffic using these approaches will be limited to right in/right out movements.

The lands herein described contain an area of 8,698 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 February 24, 2006 as to Sheet 3 of 23 Sheets, revised July 1, 2005 as to Sheet 4 of 23 Sheets and revised November 18, 2005 as to Sheet 5 of 23 Sheets.

Grantor's Initials

