

After recording return document to:

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



200611170115
Skagit County Auditor

11/17/2006 Page 1 of 8 1:06PM

Document Title: Easement

Reference Number of Related Document: N/A

Grantor(s): Port of Skagit County

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn SE¹/₄ of the NW¹/₄ of Section 10, T34N, R3E, WM

Additional Legal Description is on Pages(s) 5, 6, 7 and 8 of Document

Assessor's Tax Parcel Number: 340310-2-004-0007 (P21340)

EASEMENT

FIRST AMERICAN TITLE CO.

76125

State Route 20, Fredonia to Pulver Rd. Vic.

The Grantor, **Port of Skagit County**, a Washington municipal corporation, for and in consideration of the benefits to be derived from the improvements to be constructed by the WSDOT, hereby conveys and grants unto the **State of Washington, Department of Transportation**, and its assigns, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, an easement over, under, upon and across the hereinafter described lands for the purpose of constructing and maintaining roadway and Highway slopes in excavation and/or embankment.

Said lands being situated in Skagit County, State of Washington, and described as follows:

For legal description and depiction *see*, respectively, Exhibits A and C attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 17 2006

By *[Signature]*
Skagit Co. Treasurer

RES-324
Revised 09/05

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FA No. F-020 ()
Project No. A02039A
Parcel No. 1-16569

Also, the Grantor hereby conveys and grants to the State of Washington all of Grantor's rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) from the Grantor's remaining land abutting Higgins Airport Way across the "Westerly and Easterly Lines of Limited Access" described in Exhibit B and depicted in Exhibit C.

Grantor's grant of the property interests herein described to the State of Washington is made voluntarily and with full knowledge of its entitlement to receive just compensation therefore. Grantor hereby acknowledges the adequacy of the consideration and waives the State of Washington from obtaining an appraisal of the acquired property.

It is understood and agreed that delivery of this Easement 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 its Director of Real Estate Services.

Date: 10/23, 2006

PORT OF SKAGIT COUNTY,
a Washington municipal corporation

By: Glenn Allen Jr
GLENN ALLEN, JR., President

Attestation:

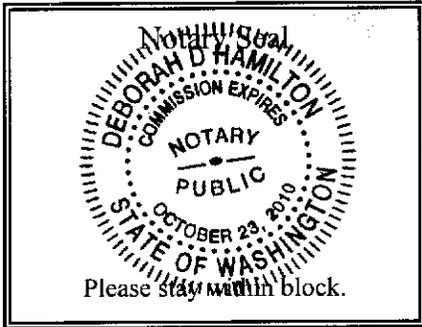
By: Jerry Kaueman
JERRY KAUEMAN, Secretary



STATE OF WASHINGTON)
) ss.
County of Skagit)

On this 23rd day of October, 2006, before me personally appeared GLENN ALLEN, JR. and JERRY KAUFMAN, each one to me known to be one of the duly elected, qualified and acting President and Secretary (respectively) of the Port of Skagit County Commissioners of Skagit County, Washington, who executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said County, for the uses and purposes therein mentioned, and each on oath stated that they were authorized to execute said instrument by resolution of the Board of Skagit County Commissioners of said County.

GIVEN under my hand and official seal the day and year last above written.



Deborah D. Hamilton
Notary (print name) Deborah D. Hamilton
Notary Public in and for the State of Washington,
residing at Burlington WA
My Appointment expires 10/23/10



EXHIBIT "A"

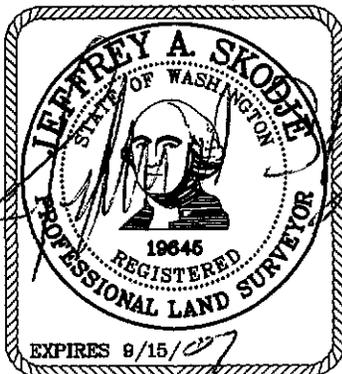
AREA OF EASEMENT TO BE CONVEYED TO WSDOT

A PARCEL OF LAND IN THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. LYING NORTH OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE SOUTH 01° 36' 08" WEST ALONG THE NORTH - SOUTH CENTERLINE OF SAID SECTION, A DISTANCE OF 2442.55 FEET TO THE CENTERLINE OF STATE ROUTE 20 AS DESCRIBED AND SHOWN AS ENGINEER'S STATION SR20 582+07.72 P.O.T. ON SHEET 6 OF 20 OF THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 200412200125, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 74° 40' 05" WEST ALONG SAID CENTERLINE A DISTANCE OF 513.02 FEET TO THE INTERSECTION WITH THE CENTER LINE OF HIGGINS AIRPORT WAY AS DESCRIBED AND SHOWN AS ENGINEERS STATION SR 20 576+94.70 P.O.T. = H 10+00 P.O.T ON SHEET 7 OF 23 OF THAT RIGHT OF WAY AND LIMITED ACCESS PLAN ENTITLED SR 20, FREDONIA TO PULVER RD. VIC., APPROVED, ADOPTED, AND DATED JUNE 3, 2005; THENCE NORTH 15° 18' 08" WEST ALONG THE SAID CENTERLINE OF HIGGINS AIRPORT WAY A DISTANCE OF 125.00 FEET TO THE NORTHERLY MARGIN OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AS SHOWN AND DESCRIBED ON SAID SHEET 7; THENCE SOUTH 74° 40' 05" WEST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 30.00 FEET TO THE WESTERLY MARGIN OF HIGGINS AIRPORT WAY AND THE TRUE POINT OF BEGINNING; THENCE NORTH 15° 18' 08" WEST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 76.65 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 730.00 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID WESTERLY MARGIN AND, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03° 57' 30", AN ARC DISTANCE OF 50.43 FEET; THENCE SOUTH 08° 01' 05" WEST A DISTANCE OF 67.55 FEET; THENCE SOUTH 15° 18' 08" EAST A DISTANCE OF 65.03 FEET TO SAID NORTHERLY MARGIN OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY; THENCE NORTH 74° 40' 05" EAST ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 25.00 FEET TO THE WESTERLY MARGIN OF HIGGINS AIRPORT WAY AND THE TRUE POINT OF BEGINNING.

(CONTAINING 2,376 SQUARE FEET)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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GRANTOR: PORT OF SKAGIT COUNTY

GRANTEE: W.S.D.O.T.



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EXHIBIT "B"

EASTERLY LINE OF LIMITED ACCESS

A LIMITED ACCESS LINE IN THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. LYING NORTH OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE SOUTH 01° 36' 08" WEST ALONG THE NORTH - SOUTH CENTERLINE OF SAID SECTION, A DISTANCE OF 2442.55 FEET TO THE CENTERLINE OF STATE ROUTE 20 AS DESCRIBED AND SHOWN AS ENGINEER'S STATION SR20 582+07.72 P.O.T. ON SHEET 6 OF 20 OF THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 200412200125, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 74° 40' 05" WEST ALONG SAID CENTERLINE A DISTANCE OF 513.02 FEET TO THE INTERSECTION WITH THE CENTER LINE OF HIGGINS AIRPORT WAY AS DESCRIBED AND SHOWN AS ENGINEER'S STATION SR 20 576+94.70 P.O.T. = H 10+00 P.O.T., ON SHEET 7 OF 23 OF THAT RIGHT OF WAY AND LIMITED ACCESS PLAN ENTITLED SR 20, FREDONIA TO PULVER RD. VIC., APPROVED, ADOPTED, AND DATED JUNE 3, 2005; THENCE NORTH 15° 18' 08" WEST ALONG THE SAID CENTERLINE OF HIGGINS AIRPORT WAY A DISTANCE OF 125.00 FEET TO THE NORTHERLY MARGIN OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AS SHOWN AND DESCRIBED ON SAID SHEET 7; THENCE NORTH 74° 40' 05" EAST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 30.00 FEET TO THE EASTERLY MARGIN OF HIGGINS AIRPORT WAY AND THE TRUE POINT OF BEGINNING; THENCE NORTH 15° 18' 08" WEST ALONG SAID MARGIN A DISTANCE OF 76.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 670.00 FEET; THENCE CONTINUING NORTHERLY FOLLOWING SAID EASTERLY MARGIN, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 03' 03", AN ARC DISTANCE OF 94.14 FEET TO THE TERMINUS OF SAID LIMITED ACCESS LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

WESTERLY LINE OF LIMITED ACCESS

A LIMITED ACCESS LINE IN THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. LYING NORTH OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE SOUTH 01° 36' 08" WEST ALONG THE NORTH - SOUTH CENTERLINE OF SAID SECTION, A DISTANCE OF 2442.55 FEET TO THE CENTERLINE OF STATE ROUTE 20 AS DESCRIBED AND SHOWN AS ENGINEER'S STATION SR20 582+07.72 P.O.T. ON SHEET 6 OF 20 OF THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 200412200125, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 74° 40' 05" WEST ALONG SAID CENTERLINE A DISTANCE OF 513.02 FEET TO THE INTERSECTION WITH THE CENTER LINE OF HIGGINS AIRPORT WAY AS DESCRIBED AND SHOWN

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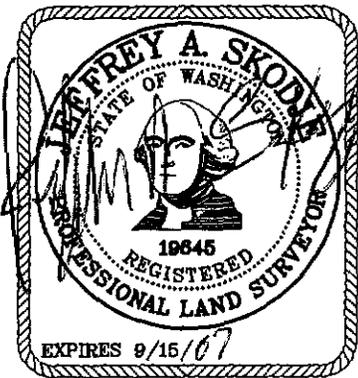
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EXHIBIT "B" CONT.

AS ENGINEERS STATION SR 20 576+94.70 P.O.T. = H 10+00 P.O.T. ON SHEET 7 OF 23 OF THAT RIGHT OF WAY AND LIMITED ACCESS PLAN ENTITLED SR 20, FREDONIA TO PULVER RD. VIC., APPROVED, ADOPTED, AND DATED JUNE 3, 2005; THENCE NORTH 15° 18' 08" WEST ALONG THE SAID CENTERLINE OF HIGGINS AIRPORT WAY A DISTANCE OF 125.00 FEET TO THE NORTHERLY MARGIN OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AS SHOWN AND DESCRIBED ON SAID SHEET 7; THENCE SOUTH 74° 40' 05" WEST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 15° 18' 08" WEST A DISTANCE OF 65.03 FEET; THENCE NORTH 08° 01' 05" EAST A DISTANCE OF 67.55 FEET TO WESTERLY MARGIN OF HIGGINS AIRPORT WAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS POINT WHICH BEARS NORTH 78° 39' 22" EAST, 730.00 FEET; THENCE NORTHERLY FOLLOWING SAID WESTERLY MARGIN, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 05' 33", AN ARC DISTANCE OF 52.14 FEET TO THE TERMINUS OF SAID LIMITED ACCESS LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



9/15/07

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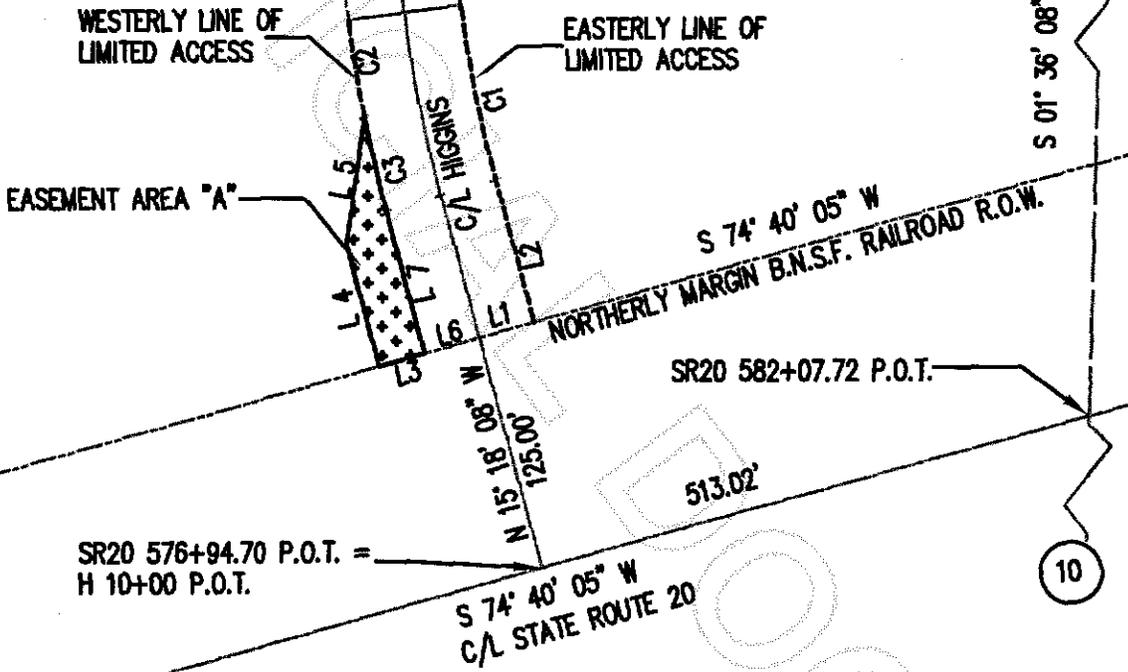
GRANTOR: PORT OF SKAGIT COUNTY

GRANTEE: W.S.D.O.T.



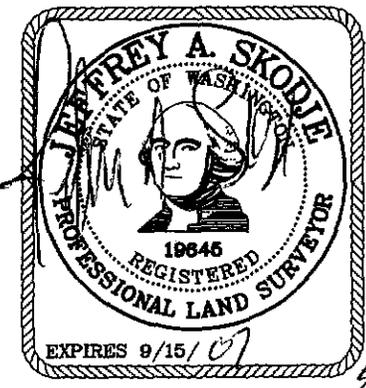
EXHIBIT "C"

SOUTHEAST 1/4, NORTHWEST 1/4, SECTION 10
TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	08° 03' 03"	670.00	94.14'
C2	04° 05' 33"	730.00	52.14'
C3	03° 57' 30"	730.00	50.43'

LINE TABLE		
NO.	BEARING	DIST.
L1	N 74° 40' 05" E	30.00'
L2	N 15° 18' 08" W	76.62'
L3	S 74° 40' 05" W	25.00'
L4	N 15° 18' 08" W	65.03'
L5	N 08° 01' 05" E	67.55'
L6	S 74° 40' 05" W	30.00'
L7	N 15° 18' 08" W	76.65'



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