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



200703140044

Skagit County Auditor

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*Document Title: Warranty Deed*

*Reference Number of Related Document: N/A*

*Grantor(s): The Claus Family Corporation*

*Grantee: State of Washington, Department of Transportation*

*Legal Description: Ptn of Lots 1-12 and 14-23, Blk 134; Ptn Lots 12-13, Blk 133, Map of Fidalgo City, Skagit County, Washington, Vol 2 of Plats, pg 113, tgw ptn of vacated 4th St., Commercial Ave. & alleys in Blks 133 & 134*

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

*Assessor's Tax Parcel Number(s): 4101 134 003 0004 (P73155); 4101 133 013 0004 (P73153); 4101 134 007 0000 (P115491); 4101 134 012 0003 (P73156); 4101 134 015 0000 (P115492); 4101 134 023 0000 (P73158)*

FIRST AMERICAN TITLE CO.

85692-1

**WARRANTY DEED**

State Route 20, Meadow Creek Vic. to S. Campbell Lake Rd.

The Grantor, THE CLAUS FAMILY CORPORATION, a Washington corporation, 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.

**WARRANTY DEED**

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described TRACT "X", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

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: JANUARY 30, 2007

THE CLAUS FAMILY CORPORATION,  
a Washington corporation

By: J E Claus

Its: PRESIDENT

By: \_\_\_\_\_

Its: \_\_\_\_\_

1127  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 14 2007

Amount Paid \$ 0  
Skagit Co. Treasurer  
By \_\_\_\_\_ Deputy

Accepted and Approved  
STATE OF WASHINGTON,  
Department of Transportation

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

Date: March 9, 2007

RES-302



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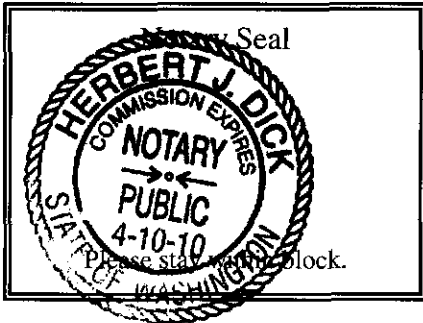
Parcel No. 1-22043

**WARRANTY DEED**

STATE OF WASHINGTON )  
 : ss.  
County of Skagit )

On this 30<sup>th</sup> day of January, 2007, before me personally appeared JE Claus and \_\_\_\_\_, to me known to be the President and \_\_\_\_\_ of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she/they was/were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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



Herbert J. Dick  
Notary (print name) Herbert J. Dick  
Notary Public in and for the State of Washington,  
residing at Lakewood  
My Appointment expires 4-10-10



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**WARRANTY DEED**

**EXHIBIT A**

All that portion of the hereinafter described TRACT "X" lying northerly, westerly and northwesterly of a line beginning at the point of intersection of the southeasterly margin line of SR 20, as it existed on February 23, 2006 and the centerline of vacated 4<sup>th</sup> Street as depicted on the "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington; thence easterly along said centerline to a point opposite Highway Engineer's Station (hereinafter referred to as HES) 213+48± on the SR 20 line survey of SR 20, Meadow Creek Vic. to S. Campbell Lake Rd. and 89.1 feet southeasterly therefrom, said point being the most southwesterly corner of said TRACT "X"; thence easterly along the southerly boundary line of said TRACT "X" to a point opposite HES 214+82± on said line survey and 176.42 feet southeasterly therefrom; thence northwesterly to a point opposite HES 214+95 on said line survey and 95 feet southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 216+42.36 thereon; thence northeasterly to a point opposite HES 217+99± on said line survey and 40 feet southeasterly therefrom, said point being on the easterly margin line of SR 20, as it existed on February 23, 2006; thence northeasterly along said easterly margin line and parallel with said SR 20 line survey to a point opposite HES 218+30.65 thereon; thence easterly to a point opposite HES 218+80 on said line survey and 118.70 feet southeasterly therefrom; thence northerly to a point opposite HES 218+99± on said line survey and 105.50 feet southeasterly therefrom, said point being the most northeasterly corner of said TRACT "X"; thence northeasterly parallel with said line survey to a point opposite HES 220+00 thereon and the end of this line description.

TRACT "X"

Parcel W:

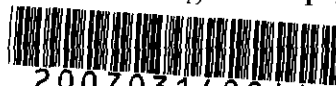
Lots 1, 2 and 3, Block 134, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, Page 113, records of Skagit County, Washington,

EXCEPT that portion of Lots 1 and 2, conveyed to Skagit County for public road purposes by Deed recorded April 3, 1934, under Auditor's File No. 261290, records of Skagit County, Washington.

RES-302

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Parcel No. 1-22043



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**WARRANTY DEED**

TOGETHER WITH that portion of vacated alleyway as described by Skagit County Superior Court Judgment Case No. 90-2-00532-4, filed September 18, 1990, and recorded September 19, 1990, under Skagit County Auditor's File No. 9009190057.

**Parcel X:**

That portion of Lots 12 and 13, Block 133, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington, lying southeasterly of the right-of-way of State Highway No. 20; TOGETHER WITH those vacated portions of alley in Block 133, 4th Street and Commercial Avenue that reverted thereto by operation of law pursuant to Judgment entered in Skagit County Superior Court Cause No. 90-2-00532-4 and recorded under Auditor's File No. 9009190057.

**Parcel Y:**

Lots 4 through 12, inclusive, and 14 through 23 inclusive, Block 134 "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington; TOGETHER WITH those vacated portions of alley in Block 134, 4th Street and Commercial Avenue that have reverted thereto by operation of law pursuant to Judgment entered in Skagit County Superior Court Cause No. 90-2-00532-4 and recorded under Auditor's File No. 9009190057; EXCEPT that portion thereof conveyed to Skagit County for road purposes by Deed recorded April 3, 1934 under Auditor's File No. 261289 in Volume 164 of Deeds, pages 197 and 198.

The lands herein described contain an area of 21,974 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 February 24, 2006, revised February 1, 2007.

