



200704090245

Skagit County Auditor

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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): Rosemary Alar*

*Grantee: State of Washington, Department of Transportation*

*Legal Description: Ptn E 1/2 of the SW 1/4 of Section 1, T34N, R3E, WM*

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

*Assessor's Tax Parcel Number(s): 340301-3-002-0107 (P20959)*

**WARRANTY DEED**

FIRST AMERICAN TITLE CO.

State Route 20, Fredonia to Pulver Rd. Vic.

B76174E-1

The Grantor, ROSEMARY ALAR, 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: February 26, 2007

Rosemary Alar  
ROSEMARY ALAR

# 11021  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 09 2007

Amount Paid \$  
Skagit Co. Treasurer  
By [Signature] Deputy

Accepted and Approved

STATE OF WASHINGTON,  
Department of Transportation

By: [Signature]  
Gerald L. Gallinger  
Director, Real Estate Services

Date: March 20, 2007





**WARRANTY DEED**

**EXHIBIT A**

All that portion of the hereinafter described PARCEL "A" lying northwesterly of a line drawn parallel with and 60 feet southeasterly of the SR 20 line survey of SR 20, Fredonia to Pulver Rd. Vic.

**PARCEL "A"**

That portion of the East half of the Southwest quarter of Section 1, Township 34 North, Range 3 East, W.M. in Skagit County, Washington, described as follows:

Beginning at the quarter Section corner between Sections 1 and 12, which point is witnessed by a 2 inch iron pipe set North 00°54'30" West 15 feet on the line through the center of Section 1; thence North 86°36'30" East 1,273.72 feet on the south line of the southeast quarter of Section 1 to a 2 inch iron pipe marking the east one sixteenth corner between Sections 1 and 12; thence North 00°26'30" West 2,324.38 feet on the line through the center of the southeast quarter of Section 1 to a 2 inch iron pipe on the southerly right-of-way line of the county road, as said road existed on August 30, 1954 ; thence South 63°35'30" West 1,984.64 feet on said right-of-way line to a point on said right-of-way line which point is witnessed by a 2 inch iron pipe set South 00°54'30" East 7.00 feet, said point being the northwest corner of a tract conveyed to Homer E. Queen and Margaret Queen, husband and wife, by deed dated August 30, 1954, recorded September 2, 1954 as Auditor's File No. 505995; thence south along the west line of said Queen tract 450 feet; thence North 63 ½° East 293 feet to the True Point of Beginning; thence North 63 ½° East 210 feet; thence North 22 ½° West 414 feet, more or less, to a point on the southerly right-of-way line of the county road; thence southwesterly along said right-of-way 210.10 feet, more or less, to a point North 22 ½° West 414 feet, more or less from the point of beginning; thence South 22 ½° East 414 feet, more or less, to the True Point of Beginning;

EXCEPT ditch rights-of-way;

AND EXCEPT that portion thereof, if any, conveyed to Skagit County for road purposes by deed recorded May 23, 1934 as Skagit County Auditor's File No. 262398 in Volume 164 of Deeds, page 373.



**WARRANTY DEED**

**EXHIBIT A**  
(continued)

The lands herein described contain an area of 6,303 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 May 19, 2006.

Grantor's Initials  
*CA*



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