



200704120103

Skagit County Auditor

4/12/2007 Page 1 of 5 11:37AM

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): Betty A. Morgan

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn Govt Lot 1, Section 5, T34N, R2E, WM

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

Assessor's Tax Parcel Number(s): 340205-0-001-002 (P19929)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1676
APR 12 2007

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

WARRANTY DEED

FIRST AMERICAN TITLE CO.

82080

Skagit County Sundry Site Plans, Fidalgo Bay Wetlands Mitigation Area, and
SR 20, Jct. SSH No. 1-D to Swinomish Slough

The Grantor, BETTY A. MORGAN, 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.

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: March 28, 2007

Betty A. Morgan
BETTY A. MORGAN

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

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

Date: April 10, 2007



WARRANTY DEED

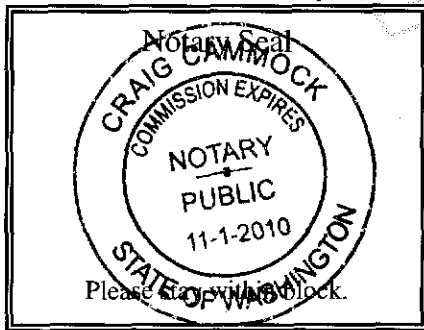
STATE OF WASHINGTON)

County of Skagit)

: ss.

On this 28th day of March, 2007, before me personally appeared BETTY A. MORGAN, 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.



Notary (print name) Craig Cammock
Notary Public in and for the State of Washington
residing at Mount Vernon WA
My Appointment expires 11-1-2010



WARRANTY DEED

EXHIBIT A

That portion of Government Lot 1 of Section 5, Township 34 North, Range 2 East, W.M., in Skagit County, Washington, lying northerly of the northerly right-of-way line of SR 20 as shown on the right-of-way map titled SR 20, Jct. SSH No. 1-D to Swinomish Slough, Sheet 1 and 2 of 8 sheets, dated August 2, 1960, filed in the office of the Washington State Department of Transportation in Olympia, Washington;

EXCEPT the easterly 30 feet of said Government Lot 1;

ALSO EXCEPT that portion, if any, lying within the following described tract:

Beginning at the northeast corner of the northeast quarter of said Section 5; thence South 00°30'00" West along the east line of said northeast quarter, 2,376.15 feet; thence North 89°59'00" West, 1,241.83 feet to the True Point of Beginning; thence North 00°01'00" East, 150 feet; thence North 89°50'00" West, 200 feet; thence South 00°01'00" West, 150 feet; thence South 89°59'00" East, 200 feet to the True Point of Beginning;

ALSO EXCEPT that portion thereof, if any, conveyed to Skagit County by document recorded March 31, 1939 as Auditor's File No. 311441.

The Grantor herein reserves unto herself, her heirs, successors and assigns, for the benefit of Coachman Inns of America, Inc. a non-exclusive easement for the Coachman Inns' one-sided billboard sign, over and across that portion of said premises described as follows:

Beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 406+80 on the SR 20 line survey as shown on Skagit County Sundry Site Plans, Fidalgo Bay Wetlands Mitigation Area, and 110 feet northerly therefrom; thence northerly to a point opposite said HES 406+80 and 150 feet northerly therefrom; thence easterly to a point opposite HES 407+20 on said line survey and 150 feet northerly therefrom; thence southerly to a point opposite said HES 407+20 and 110 feet northerly therefrom; thence westerly to the point of beginning.

Said easement reserved herein will extinguish and terminate upon the earlier of (i) expiration or termination of Outdoor Advertising Sign Permit for the Coachman Inns' billboard sign, or (ii) removal or demolition of said billboard sign, or (iii) termination of the unrecorded Sign - Site Lease Agreement executed January 21, 2005 and February 9, 2005, respectively, between grantor and Lessee, Coachman Inns and any amendments thereto, or (iiii) December 31, 2027. The Grantor herein agrees to execute and record a Quitclaim Deed terminating said reserved easement without cost to the Grantee.



WARRANTY DEED

EXHIBIT A (continued)

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 and from SR 20, Jct. SSH No. 1-D to Swinomish Slough;

EXCEPT that the State shall construct on its right of way an **OFF** and **ON APPROACH**, not to exceed 14 feet in width, for access to the Coachman Inns of America Inc.'s billboard sign, on the northerly side of SR 20, at or near Highway Engineer's Station 126+60, as shown on Sheet 2 of 8 Sheets of the hereinafter mentioned SR 20 map of definite location, and to which **OFF** and **ON APPROACH** only, Coachman Inns of America, Inc., reserves a right of reasonable access. Said approach is to be used to serve more than one owner and/or utility. Coachman Inns' use of the approach expires pursuant to terms set forth in the easement reserved herein. The State will maintain said access approach.

The specific details concerning all of which are to be found in those certain maps of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval July 13, 2006, revised March 14, 2007 for the Sundry Site Plan, and bearing date of approval August 2, 1960, revised March 14, 2007 for the SR 20 plan.

Grantor's Initials <i>B.A.M.</i>

