

AFTER RECORDING RETURN TO:



200704130149
Skagit County Auditor

4/13/2007 Page

1 of 10 3:40PM

Grantor. STAFFORD, Steven and Kim; PIAZZA, John J. and Dorothy
Grantee. CITY OF SEDRO WOOLLEY
Abbrev. Leg. Ptn of Lot 2, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY
Tax Parcel Nos. 4175-000-002-0009/P77320

QUIT CLAIM DEED FOR DEDICATION OF RIGHT OF WAY

RECITALS

STEVEN STAFFORD and KIM STAFFORD, husband and wife, and JOHN J. PIAZZA and DOROTHY PIAZZA, husband and wife, are owners of the real property described on EXHIBIT I, attached hereto.

The parties intend, by this instrument, to dedicate a portion of their property to the City of Sedro-Woolley for public right of way, for road and utility purposes.

This dedication is made in connection with Sedro-Woolley Short Plat No. 2532-03, and it is intended by the Grantors that this instrument be recorded concurrently with and become effective upon recordation of that Short Plat.

DEDICATION

THEREFORE, THE GRANTORS, STEVEN STAFFORD and KIM STAFFORD, husband and wife, and JOHN J. PIAZZA and DOROTHY PIAZZA, husband and wife, for the purpose of dedicating a right-of-way to the public, convey and quitclaim to:

THE GRANTEE, CITY OF SEDRO WOOLLEY, a municipal corporation, together with all after acquired title of the grantor therein, those parcels of real estate situated in the County of Skagit, State of Washington, and described as Parcels 1, 2, and 3 on EXHIBIT II, attached hereto and by this reference made a part hereof.

Dated: April 9, 2007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1709
APR 13 2007

Amount Paid \$
Skagit Co. Treasurer
Deputy

STEVEN STAFFORD

KIM STAFFORD

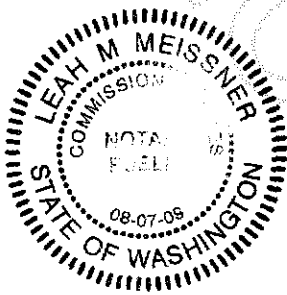
JOHN J. PIAZZA
StaffordPiazza/CityofSW/BLADeed

DOROTHY PIAZZA

STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that STEVEN STAFFORD and KIM STAFFORD are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 9, 2007.



Leah M Meissner

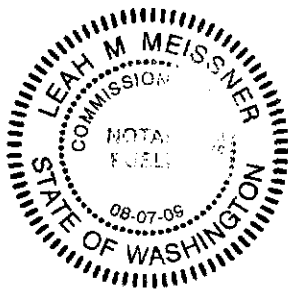
Printed Name: LEAH M MEISSNER
NOTARY PUBLIC in and for the State of
Washington, residing at Sequoia Wooley

My appointment expires: 8-7-09

STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOHN J. PIAZZA and DOROTHY PIAZZA are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 9, 2007.



Leah M Meissner

Printed Name: LEAH M MEISSNER
NOTARY PUBLIC in and for the State of
Washington, residing at Sequoia Wooley

My appointment expires: 8-7-09



EXHIBIT I

Lots 2 and 3, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington,

EXCEPT the North 70 feet of said Tracts 2 and 3;

AND ALSO EXCEPT that portion of the East 85 feet of said Tract 2 lying South of a line that is 120 feet South and parallel to the North line of said Tract 2;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL "C":

PARCEL "C":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET; THENCE SOUTH 89 DEGREES 23'28" WEST PARALLEL TO AND 120.00 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID TROWBRIDGE ADDITION, A DISTANCE OF 76.14 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 89 DEGREES 23'28" EAST A DISTANCE OF 26.01 FEET TO A POINT ON NON-TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 79 DEGREES 04'19" EAST AT A DISTANCE OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 32'13"; THENCE SOUTH 0 DEGREES 36'32" EAST A DISTANCE OF 5.00 FEET;

THENCE SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 25.00 FEET;

THENCE NORTH 0 DEGREES 36'32" WEST A DISTANCE OF 5.00 FEET TO A POINT TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 89 DEGREES 23'28" WEST AT A DISTANCE OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 32'13" TO THE TRUE POINT OF BEGINNING.



EXCEPT FROM ALL THE ABOVE THE FOLLOWING DESCRIBED
PARCELS "A" AND "B":

PARCEL "A":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE
TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS
RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT
COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE
OF 120.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 25.85 FEET
TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 34.24 FEET
THROUGH A CENTRAL ANGLE OF 78 DEGREES 27'47";

THENCE NORTH 89 DEGREES 23'28" EAST A DISTANCE OF 50.13 FEET
TO THE POINT OF BEGINNING.

PARCEL "B":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE
TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS
RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT
COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE
OF 120.00 FEET;

THENCE SOUTH 89 DEGREES 23'28" WEST PARALLEL TO AND 120.00
FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID
TROWBRIDGE ADDITION, A DISTANCE OF 76.14 FEET TO THE TRUE
POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 23'28" WEST A DISTANCE
OF 8.86 FEET TO THE WEST LINE OF THE EAST 85.00 FEET OF SAID
LOT 2 OF SAID TROWBRIDGE ADDITION;



THENCE NORTH 0 DEGREES 00' EAST ALONG SAID WEST LINE OF EAST 85.00 FEET OF TROWBRIDGE ADDITION, A DISTANCE OF 14.39 FEET TO A POINT ON NON-TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 38 DEGREES 32'38" WEST AT A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 17.15 FEET THROUGH A CENTRAL ANGLE OF 39 DEGREES 18'37" TO THE TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



EXHIBIT II
Property To Be Dedicated for Public Right of Way

That portion of the West 15 feet of Lot 3 of TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY, according to the Plat thereof recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington, lying South of the North 70.00 feet of said Lot 3;

AND ALSO TOGETHER with the following described parcel:

Commencing at the Northeast corner of Lot 2 of said Trowbridge Addition; thence South 0 Degrees 00'00" East along the East line of said Lot 2 a distance of 70.00 feet to the TRUE POINT OF BEGINNING; thence South 89 Degrees 23'28" West, along the South line of the North 70.00 feet of said Lot 2 and Lot 3 of said Trowbridge Addition, a distance of 235.01 feet to the East line of the West 15 feet of said Lot 3; thence South 0 Degrees 00'00" East along the said East line of the West 15 feet of said Lot 3, a distance of 30.00 feet to the South line of the North 100.00 feet of said Lots 2 and 3 of Trowbridge Addition; thence North 89 Degrees 23'28" East along the South line of the North 100.00 feet of said Lots 2 and 3 of Trowbridge Addition, a distance of 134.20 feet to the beginning of a tangent curve to the right having a radius point bearing South 0 Degrees 36'32" East at a distance of 25.00 feet; thence Southeasterly along said curve an arc distance of 39.27 feet through a central angle of 90 Degrees 00'00"; Thence South 0 Degrees 36'32" East a distance of 5.00 feet; thence North 89 Degrees 23'28" East a distance of 25.00 feet; thence North 0 Degrees 36'32" West a distance of 5.00 feet to the beginning of a tangent curve to the right having a radius point bearing North 89 Degrees 23'28" East at a distance of 25.00 feet; thence Northeasterly along said curve an arc distance of 39.27 feet through a central angle of 90 Degrees 00'00"; thence North 89 Degrees 23'28" East a distance of 25.85 feet to the East line of said Lot 2 of Trowbridge Addition; thence North 0 Degrees 00'00" West along the East line of said Lot 2, a distance of 30.00 feet to the TRUE POINT OF BEGINNING.

(Area of Total Right-of-Way Dedication = 11,161 Sq. Ft.)



RIGHT-OF-WAY DEDICATION

That portion of the West 15 feet of Lot 3 of TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY, according to the Plat thereof recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington, lying South of the North 70.00 feet of said Lot 3;

AND ALSO TOGETHER with the following described parcel:

Commencing at the Northeast corner of Lot 2 of said Trowbridge Addition; thence South 0 Degrees 00'00" East along the East line of said Lot 2 a distance of 70.00 feet to the TRUE POINT OF BEGINNING; thence South 89 Degrees 23'28" West, along the South line of the North 70.00 feet of said Lot 2 and Lot 3 of said Trowbridge Addition, a distance of 235.01 feet to the East line of the West 15 feet of said Lot 3; thence South 0 Degrees 00'00" East along the said East line of the West 15 feet of said Lot 3, a distance of 30.00 feet to the South line of the North 100.00 feet of said Lots 2 and 3 of Trowbridge Addition; thence North 89 Degrees 23'28" East along the South line of the North 100.00 feet of said Lots 2 and 3 of Trowbridge Addition, a distance of 134.20 feet to the beginning of a tangent curve to the right having a radius point bearing South 0 Degrees 36'32" East at a distance of 25.00 feet; thence Southeasterly along said curve an arc distance of 39.27 feet through a central angle of 90 Degrees 00'00"; Thence South 0 Degrees 36'32" East a distance of 5.00 feet; thence North 89 Degrees 23'28" East a distance of 25.00 feet; thence North 0 Degrees 36'32" West a distance of 5.00 feet to the beginning of a tangent curve to the right having a radius point bearing North 89 Degrees 23'28" East at a distance of 25.00 feet; thence Northeasterly along said curve an arc distance of 39.27 feet through a central angle of 90 Degrees 00'00"; thence North 89 Degrees 23'28" East a distance of 25.85 feet to the East line of said Lot 2 of Trowbridge Addition; thence North 0 Degrees 00'00" West along the East line of said Lot 2, a distance of 30.00 feet to the TRUE POINT OF BEGINNING.

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AND ALSO TOGETHER with the following described parcel:

Commencing at the Northeast corner of Lot 2 of said Trowbridge Addition; thence South 0 Degrees 00'00" East along the East line of said Lot 2 a distance of 70.00 feet to the TRUE POINT OF BEGINNING; thence South 89 Degrees 23'28" West, along the South line of the North 70.00 feet of said Lot 2 and Lot 3 of said Trowbridge Addition, a distance of 235.01 feet to the East line of the West 15 feet of said Lot 3; thence South 0 Degrees 00'00" East along the said East line of the West 15 feet of said Lot 3, a distance of 30.00 feet to the South line of the North 100.00 feet of said Lots 2 and 3 of Trowbridge Addition; thence North 89 Degrees 23'28" East along the South line of the North 100.00 feet of said Lots 2 and 3 of Trowbridge Addition, a distance of 134.20 feet to the beginning of a tangent curve to the right having a radius point bearing South 0 Degrees 36'32" East at a distance of 25.00 feet; thence Southeasterly along said curve an arc distance of 39.27 feet through a central angle of 90 Degrees 00'00"; Thence South 0 Degrees 36'32" East a distance of 5.00 feet; thence North 89 Degrees 23'28" East a distance of 25.00 feet; thence North 0 Degrees 36'32" West a distance of 5.00 feet to the beginning of a tangent curve to the right having a radius point bearing North 89 Degrees 23'28" East at a distance of 25.00 feet; thence Northeasterly along said curve an arc distance of 39.27 feet through a central angle of 90 Degrees 00'00"; thence North 89 Degrees 23'28" East a distance of 25.85 feet to the East line of said Lot 2 of Trowbridge Addition; thence North 0 Degrees 00'00" West along the East line of said Lot 2, a distance of 30.00 feet to the TRUE POINT OF BEGINNING.

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