



200705310154
Skagit County Auditor

5/31/2007 Page 1 of 5 1:19PM

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): David Yansen; Debra Yansen

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 11, T34N, R3E, WM

Additional Legal Description is on Page(s) 3 and 4 of Document

Assessor's Tax Parcel Number(s): 340311-1-006-0006 (P21450) & 340311-1-005-0007 (P21449)

FIRST AMERICAN TITLE CO.

B76142E

WARRANTY DEED

State Route 20, Fredonia to Pulver Rd. Vic.

The Grantors, DAVID YANSEN and DEBRA YANSEN, husband and wife, for and in consideration of the sum of TWO HUNDRED SEVENTY-ONE THOUSAND, FIVE HUNDRED (\$271,500.00) AND NO/00 DOLLARS, hereby convey and warrant 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 Grantors request 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: APRIL 24, 2007

David Yansen
DAVID YANSEN

Debra Yansen
DEBRA YANSEN

2560
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 31 2007

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

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

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

Date: May 14, 2007



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WARRANTY DEED

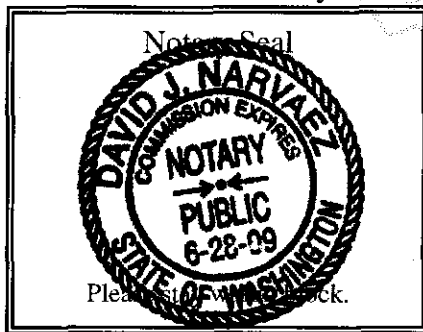
STATE OF WASHINGTON)

: ss.

County of Skagit)

On this 24 day of APRIL, 2007, before me personally appeared DAVID YANSEN and DEBRA YANSEN, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their 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.



David J. Narvaer
Notary (print name) DAVID J. Narvaer
Notary Public in and for the State of Washington,
residing at Mount Vernon
My Appointment expires 6/28/09



WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying easterly, northwesterly and westerly of a line beginning at a point opposite Highway Engineer's Station (herein after referred to as HES) 635+75 on the SR 20 line survey of SR 20, Fredonia to Pulver Rd. Vic. and 165 feet southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 638+45± thereon, said point being on the westerly boundary line of said PARCEL "A"; thence southerly along said westerly boundary line to a point opposite HES 638+33± on said line survey and 200 feet southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 645+50 thereon; thence northeasterly to a point opposite HES 649+00 on said line survey and 220 southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 650+49± thereon, said point being on the easterly boundary line of said PARCEL "A"; thence northerly along said easterly boundary line to a point opposite HES 650+63± on said line survey and 191.47 feet southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 652+00 thereon and the end of this line survey.

PARCEL "A"

That portion of the west half of the northeast quarter of Section 11, Township 34 North, Range 3 East, W.M., lying southerly of the Great Northern Railway Company right-of-way and easterly of the centerline of the right-of-way of Drainage District No. 19 right-of-way as appropriated in Skagit County Superior Court Cause No. 8889 on December 4, 1922;

EXCEPT the south 1,097.3 feet thereof;

AND EXCEPT the east 20 feet thereof;

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded July 3, 1941 under Auditor's File No. 341316 in Volume 184 of Deeds, page 309;

AND ALSO EXCEPT that portion thereof, if any, lying within the right-of-way commonly known as State Highway 20.

Also, the Grantors herein convey and grant 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, from and between SR 20, Fredonia to Pulver Rd. Vic. and the remainder of said PARCEL "A".



200705310154

Skagit County Auditor

5/31/2007 Page

4 of

5 1:19PM

WARRANTY DEED

EXHIBIT A (continued)

EXCEPT that the state shall construct on its right of way a Type "B" off and on approach, not to exceed 50 feet in width, for those uses necessary to the normal operation of a farm but not for retail marketing, on the southeasterly side, at or near HES 642+75, as shown on Sheet 11 of 23 Sheets of the hereinafter mentioned map of definite location, and to which off and on approach, only, the Grantors, their heirs, successors or assigns, reserve a right of reasonable access for that purpose only, and to which approach shall be maintained between the right of way line and the shoulder line of said Highway by the Grantors, their heirs, successors or assigns. The Grantors herein further grant to the State of Washington, or its agents, the right to enter upon the Grantors' remaining lands where necessary to reconstruct said road approach. Traffic using this approach will be limited to right in/right out movements.

The lands herein described contain an area of 213,688 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 April 19, 2007.

