



200706120001

Skagit County Auditor

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3 8:30AM

After recording return document to:

City of Mount Vernon
Attn: Finance Director
P.O. Box 809
Mount Vernon WA, 98273

Document Title: Warranty Deed

Reference Number of Related Document:

Grantor(s): East Division Corporation

Grantee: City of Mount Vernon

Legal Description: PORTION OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

Additional Legal Description is on Page 3 of Document

Assessor's Tax Parcel Number: P26702

WARRANTY DEED

The Grantor **EAST DIVISION 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 **CITY OF MOUNT VERNON**, a Washington municipal corporation the following described real property situated in Mount Vernon, Skagit County, State of Washington, under the imminent threat of the Grantee's exercise of its right of Eminent Domain:

For legal description, see Exhibit A attached hereto and made a part hereof.

Dated this 14 day of March, 2007.

GRANTOR:

By: Mark Studley
Mark Studley, M.D., President

2728
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 11 2007

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

Attestation:

By: 

_____, Secretary

S.H. JOHNSON

STATE OF WASHINGTON)

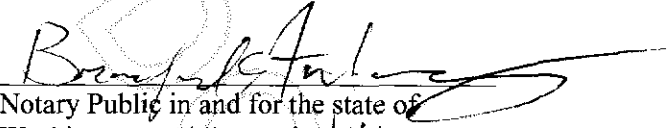
) ss.

COUNTY OF SKAGIT)

On this 16th day of March, 2007 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Mark Studley, M.D. and Steve Johnson, M.D. to me known to be the President and Secretary, respectively of East Division Corporation, the corporation that executed the foregoing instrument, and acknowledged the 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 they/he/she is/are authorized to execute the said instrument,

Witness my hand and official seal hereto affixed the say and year first above written.




Notary Public in and for the state of

Washington, residing at mt. vernon

My commission expires: 11/1/08

Printed Name: Bradford E. Furlong

WARRANTY DEED
EAST DIVISION CORP, GRANTOR
CITY OF MOUNT VERNON, GRANTEE

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EXHIBIT A

PARENT PARCEL

THAT PORTION OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST ¼ OF THE SOUTHEAST ¼; THENCE SOUTH 89°35'00" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 165.02 FEET; THENCE SOUTH 1°22'42" EAST ALONG A LINE WHICH IS PARALLEL TO AND 165.00 FEET WEST OF AND MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF DIVISION STREET, WHICH POINT IS THE NORTHWEST CORNER OF THE TRACT CONVEYED TO EAST DIVISION CORPORATION, A CORPORATION, BY DEED DATED APRIL 1, 1967, AND RECORDED MAY 24, 1967, UNDER AUDITOR'S FILE NO. 699576 AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE SOUTH 1°22'42" EAST ALONG THE WEST LINE OF SAID EAST DIVISION CORPORATION TRACT, A DISTANCE 234.03 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°35'00" WEST, A DISTANCE OF 27.71 FEET TO A POINT ON THE EAST LINE OF THIRTEENTH STREET; THENCE NORTH 0°51'27" WEST ALONG THE EAST LINE OF THIRTEENTH STREET, A DISTANCE OF 234.00 FEET TO A POINT ON THE SOUTH LINE OF DIVISION STREET; THENCE NORTH 89°35'00" EAST ALONG THE SOUTH LINE OF DIVISION STREET, A DISTANCE OF 25.57 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION.

RIGHT-OF-WAY ACQUISITION DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, THENCE SOUTH 00°49'54" EAST (DEED SOUTH 0°51'27" EAST) ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY AND THE EAST MARGIN OF SOUTH 13TH STREET FOR A DISTANCE 18.00 FEET; THENCE NORTH 44°23'12" EAST FOR A DISTANCE OF 25.36 FEET, TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY AND THE SOUTH MARGIN OF EAST DIVISION STREET; THENCE SOUTH 89°36'18" WEST (DEED SOUTH 89°35'00" WEST) ALONG SAID SOUTH MARGIN OF EAST DIVISION STREET FOR A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

P26702

WARRANTY DEED
EAST DIVISION CORP, GRANTOR
CITY OF MOUNT VERNON, GRANTEE

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