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Skagit County Auditor

6/21/2007 Page 1 of 5 11:45AM

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): Wyman L. Tibbles; Joyce E. Tibbles

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn of E 1/2 of the SE 1/4 of Section 7, T34N, R2E, WM

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

Assessor's Tax Parcel Number(s): 340207-4-003-0109 (P20103), 340207-4-003-0000 (P20102), 340207-4-001-0700 (P20096), 340207-4-001-0002 (P105902)

FIRST AMERICAN TITLE CO.

88402-1

WARRANTY DEED

State Route 20, S. Campbell Lake Rd. to Gibraltar Rd. Vic.

The Grantors, WYMAN L. TIBBLES and JOYCE E. TIBBLES, husband and wife, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, 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

The Owners hereby release the State from all liability of future road maintenance costs and obligations incurred as set forth in Short Plat recorded under Recording No. 7911190060 and Easement recorded under Recording No. 8809200062. The Owners, their successors and assigns further agree to assume all responsibilities of future maintenance cost and obligations as set forth therein for all of PARCEL "A".

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: 5-17, 2007

Wyman L. Tibbles
WYMAN L. TIBBLES

Joyce E. Tibbles
JOYCE E. TIBBLES

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

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

Date: June 14, 2007

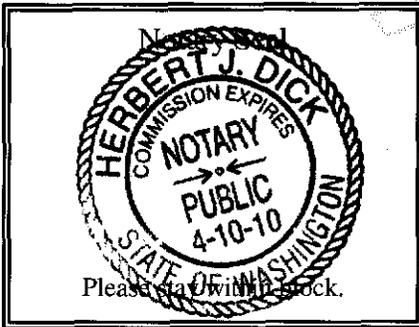


WARRANTY DEED

STATE OF WASHINGTON)
: ss.
County of Skagit)

On this 17th day of May, 2007, before me personally appeared WYMAN L. TIBBLES and JOYCE E. TIBBLES, 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.



Herbert J. Dick
Notary (print name) Herbert J. Dick
Notary Public in and for the State of Washington,
residing at Lakewood
My Appointment expires 4-10-10

2913
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 21 2007

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



WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying northwesterly of a line described as beginning at a point opposite Highway Engineer's Station (herinafter referred to as HES) 300+89.34 on the SR 20 line survey of SR 20, S. Campbell Lake Rd. to Gibraltar Rd. Vic. and 25 feet southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 301+70 thereon; thence southeasterly to a point opposite said HES 301+70 and 35 feet southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 303+30 thereon; thence easterly to a point opposite HES 304+40 on said line survey and 85 feet southeasterly therefrom; thence northeasterly to a point opposite HES 305+40 on said line survey and 75 feet southeasterly therefrom; thence northeasterly to a point opposite HES 307+64.57 P.T. on said line survey and 55 feet southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 308+85 thereon and the end of this line survey.

PARCEL "A"

That portion of the east half of the southeast quarter of Section 7, Township 34 North, Range 2 East, W.M.,

EXCEPT that portion of said east half of the southeast quarter lying northwesterly of the southeasterly line of State Highway running across the northwest portion of said subdivision, as said highway existed on May 26, 1956 and as conveyed by deeds recorded August 23, 1937 in Volume 172 of Deeds, page 489, and September 6, 1938, in Volume 175 of Deeds, page 303, respectively,

ALSO EXCEPT Lots "A" and "B" of Skagit County Short Plat No. 5-78, approved November 19, 1979 and recorded November 19, 1979, under Auditor's File No. 7911190060, in Book 3 of Short Plats, page 211, records of Skagit County, Washington.

ALSO EXCEPT that portion thereof described as follows:

Beginning at a point on the East line of said Section 7, that lies North 0°36'36" West 492.59 feet from the southeast corner of said subdivision; thence North 88°51'30" West 268.71 feet; thence North 0°36'36" West 4.62 feet; thence North 88°51'30" West 476.51 feet; thence North 0°36'36" West 1337.19 feet; thence South 88°51'30" East 745.22 feet to the east line of said Section 7; thence South 0°36'36" East along said east line to the point of beginning,



WARRANTY DEED

EXHIBIT A
(continued)

TOGETHER WITH a non-exclusive easement, established by document recorded as Auditor's File No. 8809200062, for ingress and egress over and across an existing gravel drive across the southwesterly corner of that portion of the southeast quarter of the northeast quarter of said Section 7, lying southeasterly of the southeasterly line of Secondary State Highway No. 525, now known as Highway No. 20.

The lands herein described contain an area of 19,568 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 September 5, 2006.

Grantors' Initials
W. L. T.
J. E. J.

