



200706280137

Skagit County Auditor

6/28/2007 Page

1 of

4 1:55PM

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): Steve Stafford; Kim Stafford

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn Lot 2, Skagit County Short Plat No. 91-062 recorded under Recording No. 9210220101 being a ptn of Gov't Lot 3 and of the SE 1/4 of the NW 1/4 of Section 6, T34N, R4E, WM

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

Assessor's Tax Parcel Number(s): 340406-2-070-0104 (P101561)

FIRST AMERICAN TITLE CO.

76206-1

WARRANTY DEED

State Route 20, Fredonia to Pulver Rd. Vic.

The Grantors, STEVE STAFFORD and KIM STAFFORD, 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 rights 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 Grantor hereby and forever releases the State of Washington, Department of Transportation, from any obligation under Note No. 2 as disclosed by Skagit County Short Plat No. 91-062 regarding maintenance and construction of private roads.

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: 6-21-07, 2007

3030
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 28 2007

Amount Paid \$
Skagit Co. Treasurer
By Deputy

[Signature]
STEVE STAFFORD
[Signature]
KIM STAFFORD

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: [Signature]
for Gerald L. Gallinger
Director, Real Estate Services

Date: 6/27/07

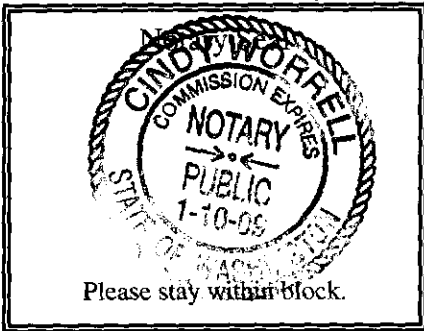


WARRANTY DEED

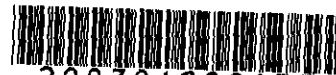
STATE OF WASHINGTON)
: ss.
County of Skagit)

On this 21st day of JUNE, 2007, before me personally appeared STEVE STAFFORD and KIM STAFFORD, 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.



Cindy Worrell
Notary (print name) CINDY WORRELL
Notary Public in and for the State of Washington,
residing at MUNROE
My Appointment expires 1-10-09



WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying northwesterly of a line drawn parallel with and 95 feet southeasterly of the SR 20 line survey of SR 20, Fredonia to Pulver Rd. Vic.

PARCEL "A"

Lot 2 of Skagit County Short Plat No. 91-062, approved October 22, 1992 and recorded October 22, 1992 under Auditor's File No. 9210220101 in Volume 10 of Short Plats, page 125, being a portion of Government Lot 3 and of the north half of the southeast quarter of the northwest quarter of Section 6, Township 34 North, Range 4 East, W.M. in Skagit County, Washington.

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".

EXCEPT that the state shall construct on its right of way a Type "A" off and on approach, not to exceed 30 feet in width, for the sole purpose of serving a single family residence, on the southeasterly side, at or near Highway Engineer's Station 748+30, as shown on Sheet 20 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, 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. This approach is to be used to serve more than one owner and/or utility. Traffic using this approach will be limited to right in/right out movement.

The lands herein described contain an area of 2,177 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.

Grantor's Initials
