



200706290192
Skagit County Auditor

6/29/2007 Page 1 of 4 1:59PM

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): Haaland Bird Properties, LLC

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn of SW¹/₄ of the NW¹/₄ of Section 8, T34N, R2E, WM

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

Assessor's Tax Parcel Number(s): 340208-2-014-0000, (P20165)

FIRST AMERICAN TITLE CO.

86587-1

WARRANTY DEED

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

The Grantor, HAALAND BIRD PROPERTIES, LLC, a Washington limited liability company, 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 **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 Grantor requests 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.

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

WARRANTY DEED

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: 6-14-07, 2007

HAALAND BIRD PROPERTIES, LLC,
a Washington limited liability company

By: [Signature]
Allen F. Bird, Member

By: [Signature]
Allen F. Bird, Personal Representative
of the Estate of Gail Haaland Bird,
deceased, Member

(Gail Haaland Bird also appears
of record as Gayle Bird)

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

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

Date: 6/28/07

3096
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 29 2007

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



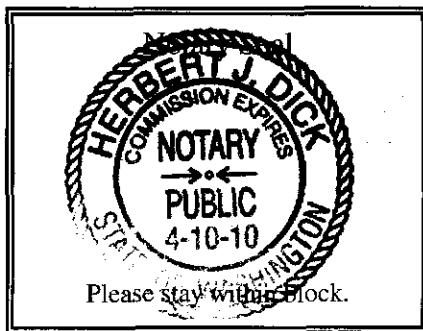
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WARRANTY DEED

STATE OF WASHINGTON)
: ss.
County of Skagit)

On this 14th day of June, 2007, before me personally appeared ALLEN F. BIRD, individually and as Personal Representative of the Estate of GAIL HAALAND BIRD, deceased, to me known to be the Members of HAALAND BIRD PROPERTIES, LLC, a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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 Lakeview
My Appointment expires 4-10-10



WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying northwesterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 315+80 on the SR 20 line survey of SR 20, S. Campbell Lake Rd. to Gibraltar Rd. Vic. and 55 feet southeasterly therefrom; thence northeasterly parallel with said SR 20 line survey to a point opposite HES 320+65 thereon; thence southeasterly to a point opposite said HES 320+65 ~~thereon~~ and 90 feet southeasterly therefrom; thence northeasterly parallel with said SR 20 line survey to a point opposite HES 327+10 thereon; thence northeasterly to a point opposite HES 331+20 on said line survey and 35 feet southeasterly therefrom and the end of this line description.

PARCEL "A"

That portion of the southwest quarter of the northwest quarter of Section 8, Township 34 North, Range 2 East, W.M., in Skagit County, Washington, lying southeasterly of the State Highway, EXCEPT the east 330 feet thereof.

The lands herein described contain an area of 43,618 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, revised May 3, 2007.

