



200706290200
Skagit County Auditor

6/29/2007 Page 1 of 5 2:02PM

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): Donald K. Dews, Sole Trustee; Survivor's Trust "A" and the Decedent's Trust "B" of Trust of Donald K. Dews and Jean I. Dews dated 15 March, 1995

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn of Gov't Lot 3 and ptn of SE¹/₄ of the NW¹/₄ of Section 6, T34N, R4E, WM

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

Assessor's Tax Parcel Number(s): 340406-0-066-0001 (P23687)

FIRST AMERICAN TITLE CO.

76195E

WARRANTY DEED

State Route 20, Fredonia to Pulver Rd. Vic.

The Grantor, DONALD K. DEWS, as SOLE TRUSTEE of both, the SURVIVOR'S TRUST "A" and the DECEDENT'S TRUST "B" of the UNREVOKED TRUST of DONALD K. DEWS and JEAN L. DEWS dated 15 MARCH, 1995, 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.

WARRANTY DEED

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 the residence, carport and septic system that are located partially upon the lands herein conveyed and partially upon the Grantor's remaining lands are conveyed herein in their entirety to the State of Washington, its agents or assigns. The Grantor herein further grants to the State of Washington, or its agents, the right to enter upon the Grantor's remaining lands where necessary to remove said residence, carport and septic system.

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

SURVIVOR'S TRUST "A" and the DECEDENT'S TRUST "B"
of the UNREVOKED TRUST of DONALD K. DEWS
and JEAN L. DEWS dated 15 MARCH, 1995"

Donald K. Dews
DONALD K. DEWS, SOLE TRUSTEE

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: Dianna L. Ayus

for Gerald L. Gallinger
Director, Real Estate Services

Date: 6/27/07

3095
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 29 2007

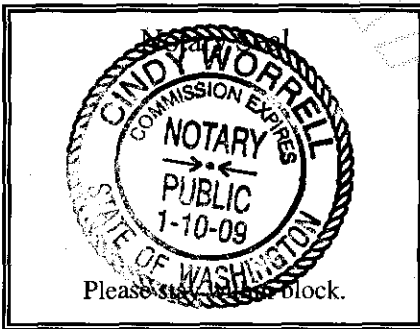
Amount Paid \$ 0
By [Signature] Skagit Co. Treasurer
Deputy

WARRANTY DEED

STATE OF WASHINGTON)
: ss.
County of Skagit)

On this 21st day of JUNE, 2007, before me personally appeared DONALD K. DEWS, to me known to be the Trustee described in and who executed the foregoing instrument, and acknowledged that in that capacity as a Trustee signed the same as the Trust's 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 MURDER
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"

That portion of Government Lot 3 and the southeast quarter of the northwest quarter of Section 6, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, more particularly described as follows:

Beginning at the intersection of the west line of the southeast quarter of the northwest quarter with the south line of the State Road; thence North 63°33'30" East along (the) south line of said road 779.94 feet to the True Point of Beginning of this description; thence North 63°33'30" East along road right-of-way line 167.13 feet; thence South 00°16'30" East, parallel with the west line of said southeast quarter of the northwest quarter, 300.00 feet; thence South 63°33'30" West 167.13 feet; thence North 00°16'30" West 300 feet to the True Point of Beginning.

EXCEPT that portion, if any, lying within the boundaries of the following described tract, to-wit: That portion of the north half of the southeast quarter of the northwest quarter Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the south line of said north half of the southeast quarter of the northwest quarter 331.56 feet west of the southeast corner thereof; thence North 88°54'15" West along said south line 694.72 feet; thence North 00°16'30" West 165.18 feet; thence North 63°33'30" East 775.31 feet; thence South 00°08'25" East 527.09 feet to the point of beginning.

Also, the Grantor herein conveys and grants 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 746+60 as



WARRANTY DEED

EXHIBIT A (continued)

shown on Sheet 20 of 23 Sheets of the hereinbelow mentioned map of definite location, and to which off and on approach only, the Grantor, his 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 Grantor, his heirs, successors or assigns. The Grantor herein further grants to the State of Washington, or its agents, the right to enter upon the Grantor's remaining lands where necessary to construct said approach. Traffic using this approach shall be limited to right in/right out movements.

The lands herein described contain an area of 10,863 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

