

Return Address:

Clay Learned CCIM, SIOR
Learned Commercial, Inc.
108 Gilkey Road
Burlington, WA 98233



200710020027

Skagit County Auditor

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WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

B92372C-1

Reference Number(s) of related document(s): N/A.

Additional reference numbers on page N/A of document.

Grantor: James A. Coffman, as his separate property.

Additional names on page N/A of document.

Grantee: City of Mount Vernon.

Additional names on page N/A of document.

Legal Description (abbreviated): Ptn of Lot 1, of the Plat of "Skagit Addition to Mount Vernon.

Full legal(s) on page/exhibit A.

Assessor's Tax Parcel ID Number: P54228.

The Grantor, James A. Coffman, as his separate property, 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 Municipal Corporation of the State of Washington, 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 Grantor requests the Assessor and Treasurer of said County to set over to the Grantor's retained adjacent property, 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 City of Mount Vernon unless and until accepted and approved hereon in writing for the City of Mount Vernon.

Dated this 24th day of Sept., 2007

GRANTOR:

James A. Coffman
James A. Coffman

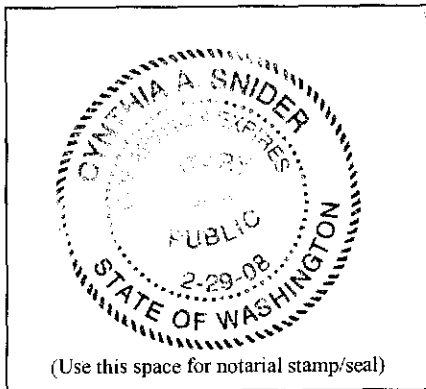
STATE OF WASHINGTON)

COUNTY OF SKAGIT)

SS.

I certify that I know or have satisfactory evidence that James A. Coffman is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes stated therein.

Dated 9-24-07.



Cynthia A. Snider
Name: CYNTHIA A. SNIDER
NOTARY PUBLIC, State of Washington
My appointment expires 2-29-08

4662
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 02 2007

GRANTEE:

Approved as to Form:

Amount Paid \$ 174.10
Skagit Co. Treasurer
By mam Deputy

CITY OF MOUNT VERNON

Bud Norris
Bud Norris, Mayor

Kevin Rogerson
Kevin Rogerson, City Attorney

Attest:

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Alicia Huschka, Finance Director

WARRANTY DEED

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EXHIBIT "A"

Right-of-Way Acquisition

That portion of Lot 1, of the Plat of "Skagit Addition to Mount Vernon", as recorded in Volume 5 of Plats, Page 48, being a portion of the Southwest quarter of the Southeast Quarter of Section 20, Township 34 North Range 4 East, WM described as follows:

Beginning at the Southeast corner of said Lot 1; Thence Westerly, along the South line of said Lot 1 a distance of 23.70 feet; Thence Northeasterly 33.35 feet, more or less to a point on the East line of said Lot 1 which is 23.57 feet Northerly of the Southeast corner of said Lot 1; Thence Southerly, along the East line of said Lot 1, a distance of 23.57 feet to the Point of Beginning

TOGETHER WITH the East 3.48 feet of Lot 1, of the Plat of "Skagit Addition to Mount Vernon", as recorded in Volume 5 of Plats, Page 48, being a portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East, WM.
Except that portion which lies within the above described parcel.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

