



200710290059

Skagit County Auditor

10/29/2007 Page

1 of

7 9:19AM

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P O Box 47338
Olympia, WA 98504-7338

125348-5

LAND TITLE OF SKAGIT COUNTY

Document Title: Warranty Deed

Reference Number of Related Document: N/A

Grantor(s): East Ridge, LLC

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn SE¹/₄ of the SE¹/₄ Section 2, T34N, R3E, WM and ptn of the SW¹/₄ of the SW¹/₄ Section 1, T34N, R3E, WM

Additional Legal Description is on Page(s) 6 and 7 of Document

Assessor's Tax Parcel Number(s): 340301-0-014-0000 (P20935)

WARRANTY DEED

State Route 20, Fredonia to Pulver Rd. Vic.

The Grantor, EAST RIDGE, 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.

WARRANTY DEED

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: June 13, 2007

EAST RIDGE, LLC,
a Washington limited liability company

By: [Signature]

R. KRAIG KNUTZEN, Manager/Member

By: [Signature]

KRISTI GUNDERSEN, Manager/Member

By: [Signature]

KONNIE McCUTCHIN, Manager/Member

5028
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 29 2007

Amount Paid \$-0
Skagit Co. Treasurer
By mm Deputy

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: [Signature]

Gerald L. Gallinger
Director, Real Estate Services

Date: Oct 18, 2007



200710290059

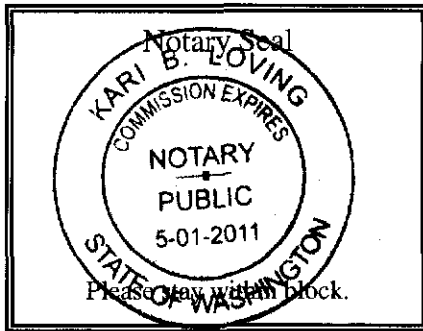
Skagit County Auditor

WARRANTY DEED

STATE OF WASHINGTON)
: ss.
County of Skagit)

On this 12 day of JUNE, 2007, before me personally appeared R. KRAIG KNUTZEN, to me known to be a Manager/Member of EAST RIDGE, 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.



Kari B. Loving
Notary (print name) KARI LOVING
Notary Public in and for the State of Washington,
residing at BURLINGTON
My Appointment expires 5-1-2011



200710290059
Skagit County Auditor

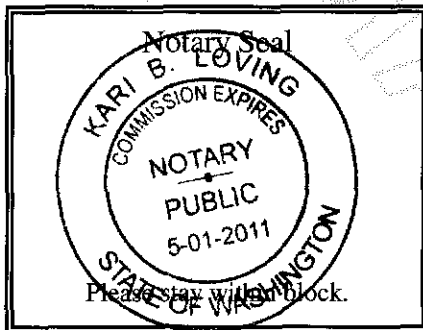
10/29/2007 Page 3 of 7 9:19AM

WARRANTY DEED

STATE OF WASHINGTON)
 : ss.
County of Skagit)

On this 12 day of June, 2007, before me personally appeared KRISTI GUNDERSEN, to me known to be a Manager/Member of EAST RIDGE, 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 she was authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



Kari B Loving
Notary (print name) KARI B. LOVING
Notary Public in and for the State of Washington,
residing at Burlington
My Appointment expires 5-1-2011



200710290059
Skagit County Auditor

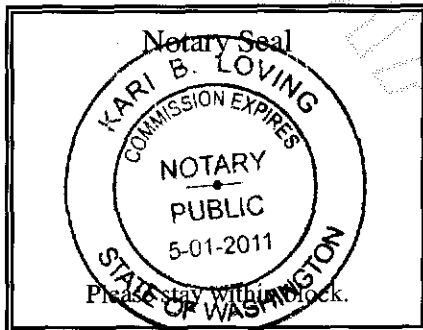
10/29/2007 Page 4 of 7 9:19AM

WARRANTY DEED

STATE OF WASHINGTON)
) ss.
County of Skagit)

On this 12 day of JUNE, 2007, before me personally appeared KONNIE McCUTCHIN, to me known to be a Manager/Member of EAST RIDGE, 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 she was authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



Kari B. Loving
Notary (print name) KARI B. LOVING
Notary Public in and for the State of Washington,
residing at Burlington
My Appointment expires 5-1-2011



200710290059

Skagit County Auditor

10/29/2007 Page 5 of 7 9:19AM

WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying southwesterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) AV 14+50 on the AV line survey of SR 20, Fredonia to Pulver Rd. Vic. and 40 feet northeasterly therefrom; thence northwesterly parallel with said AV line survey to a point opposite HES AV 18+16.82 thereon; thence northwesterly to a point opposite HES AV 18+66.82 on said AV line survey and 30 feet northeasterly therefrom; thence southwesterly to said HES AV 18+66.82 and the end of this line description.

PARCEL "A"

A tract of land in the southwest quarter of Section 1 and in the southeast quarter of Section 2, all in Township 34 North, Range 3 East, W.M., in Skagit County, Washington, described as follows:

Beginning at a 2 inch iron pipe at the intersection of the line between Sections 1 and 2 and the northerly right-of-way of the Great Northern Railroad, which point is North 00°47'30" West 664.32 feet of said Section line from the Section corner common to Sections 1, 2, 11 and 12; thence North 63°32'30" East 1825.47 feet on said northerly right-of-way line to a 2 inch iron pipe; thence North 00°51'00" West 307.2 feet on the west line of the United States Farm Security Administration Unit No. 19 to a 2 inch iron pipe; thence South 89°19'30" West 1645.06 feet on the south line of the United States Farm Security Administration Unit No. 20 to a 2 inch iron pipe on the line between Sections 1 and 2; thence South 89°15'30" West 1329.64 feet on said south line of United States Farm Security Administration Unit No. 20 which point is witnessed by a 2 inch iron pipe set North 89°15'30" East 18.14 feet; thence South 00°46'30" East 442.32 feet on the line through the center of the southeast quarter of Section 2 and along the Harvey Smith Road to the center of the Harvey Smith Road; thence along the center of the Harvey Smith Road as follows:

South 15°50'30" East 24.66 feet; South 25°23'00" East 53.86 feet; South 28°41'00" East 666.75 feet to a point witnessed by a 2 inch iron pipe set South 89°16'00" East 25.00 feet; thence South 89°16'00" East 988.93 feet to a 2 inch iron pipe on line between Sections 1 and 2; thence South 00°47'30" East 5.83 feet to the point of beginning;

EXCEPT drainage ditch rights of way as condemned by Drainage District No. 19 in Skagit County Superior Court Cause No. 8889;

AND ALSO EXCEPT as built and established County Road formerly known as the Harvey Smith Road and now commonly known as the Avon-Allen Road.



200710290059

Skagit County Auditor

10/29/2007 Page

6 of

7 9:19AM

WARRANTY DEED

EXHIBIT A (continued)

The lands herein described contain an area of 1,849 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 February 24, 2006.

Grantors' Initials

--



200710290059

Skagit County Auditor

10/29/2007 Page

7 of

7 9:19AM