

WARRANTY DEED



200712030190

Skagit County Auditor

After recording return document to:

12/3/2007 Page 1 of 6 2:32PM

City of Mount Vernon
P.O. Box 809
Mount Vernon, WA 98273-0809

Document Title: *Warranty Deed*

Grantor: EDWARD J. KAPTEIN AND CHERYL A. KAPTEIN

Grantee: CITY OF MOUNT VERNON

Legal Description: *Ptn. of NW 1/4 of SW 1/4, 17-34-4E, W. M.*

Additional Legal Description is on: *Exhibit "A" of this Document*

Assessor's Tax Parcel Number: P25537

In the Matter of: COLLEGE WAY/RIVERSIDE DRIVE IMPROVEMENT PROJECT

WARRANTY DEED

The Grantor, **EDWARD J. KAPTEIN AND CHERYL A. KAPTEIN, husband and wife**, 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 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 City of Mount Vernon unless and until accepted and approved hereon in writing for the City of Mount Vernon.

WARRANTY DEED

Dated this 24 day of August, 2007

GRANTORS:

Edward J. Kaptein
Edward J. Kaptein

Cheryl A. Kaptein
Cheryl A. Kaptein

5495
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

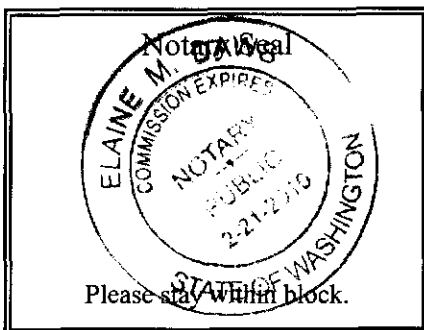
DEC 03 2007

Amount Paid \$
Skagit Co. Treasurer
By MLM Deputy

STATE OF WASHINGTON)
County of Skagit) ss.

On this day of August 24, 2007, before me personally appeared and, to me known to be the individuals, EDWARD J. KAPTEIN AND CHERYL A. KAPTEIN, described in and who executed the foregoing instrument, and acknowledged that 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.



Elaine M. Dawes
Notary (print name) Elaine M. Dawes
Notary Public in and for the State of Washington,
residing at Seato Woolley
My Appointment expires 2/21/2010

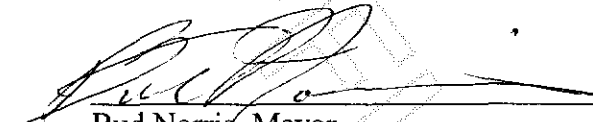



WARRANTY DEED

GRANTEE:

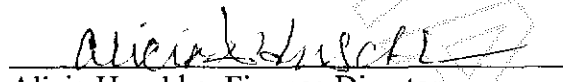
CITY OF MOUNT VERNON

Approved as to Form:


Bud Norris, Mayor


Kevin Rogerson, City Attorney

Attest:


Alicia Huschka, Finance Director



WARRANTY DEED

EXHIBIT "A"

Right-of-Way Acquisition

That portion of the following described PARCEL "A", lying Westerly of the following described line:

Commencing at the Northwest corner of the Southwest 1/4 (West 1/4 corner) of Section 17, Township 34 North, Range 4 East, W.M.;
thence South 0°24'00" West along the West line of said Southwest 1/4 for a distance of 669.94 feet, more or less, to the Southwest corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 17;
thence South 89°42'08" East along said South line for a distance of 37.00 feet to the TRUE POINT OF BEGINNING of said line description;
thence North 00°24'00" East for a distance of 27.82 feet;
thence North 2°30'00" East for a distance of 192.33 feet;
thence South 89°42'08" East for a distance of 2.00 feet;
thence North 2°30'00" East for a distance of 115.09 feet;
thence North 89°42'08" West for a distance of 2.27 feet;
thence North 00°24'00" East for a distance of 73.05 feet;
thence North 14°26'10" East for a distance of 45.87 feet;
thence North 00°24'00" East for a distance of 136.54 feet;
thence North 49°28'26" East for a distance of 37.83 feet;
thence South 89°37'00" East for a distance of 48.09 feet;
thence North 87°35'56" East for a distance of 329.36 feet, more or less, to the South line of the North 40.00 feet of said Southwest 1/4 of said Section 17, Township 34 North, Range 4 East, W.M., being the existing Southerly right-of-way margin of SR 538, College Way and also being the terminus of said line description.



WARRANTY DEED

PARCEL "A"

(Shown as PARCEL "A" on Land Title Company Limited Liability Report Order No. 123864)

That portion of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of said North 1/2 of the Northwest 1/4 of the Southwest 1/4;
thence East 210 feet;
thence North 50 feet;
thence West 210 feet;
thence South 50 feet of the POINT OF BEGINNING,

EXCEPT state highway right-of-way.

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.

Area of new right-of-way = 359 sq. ft.



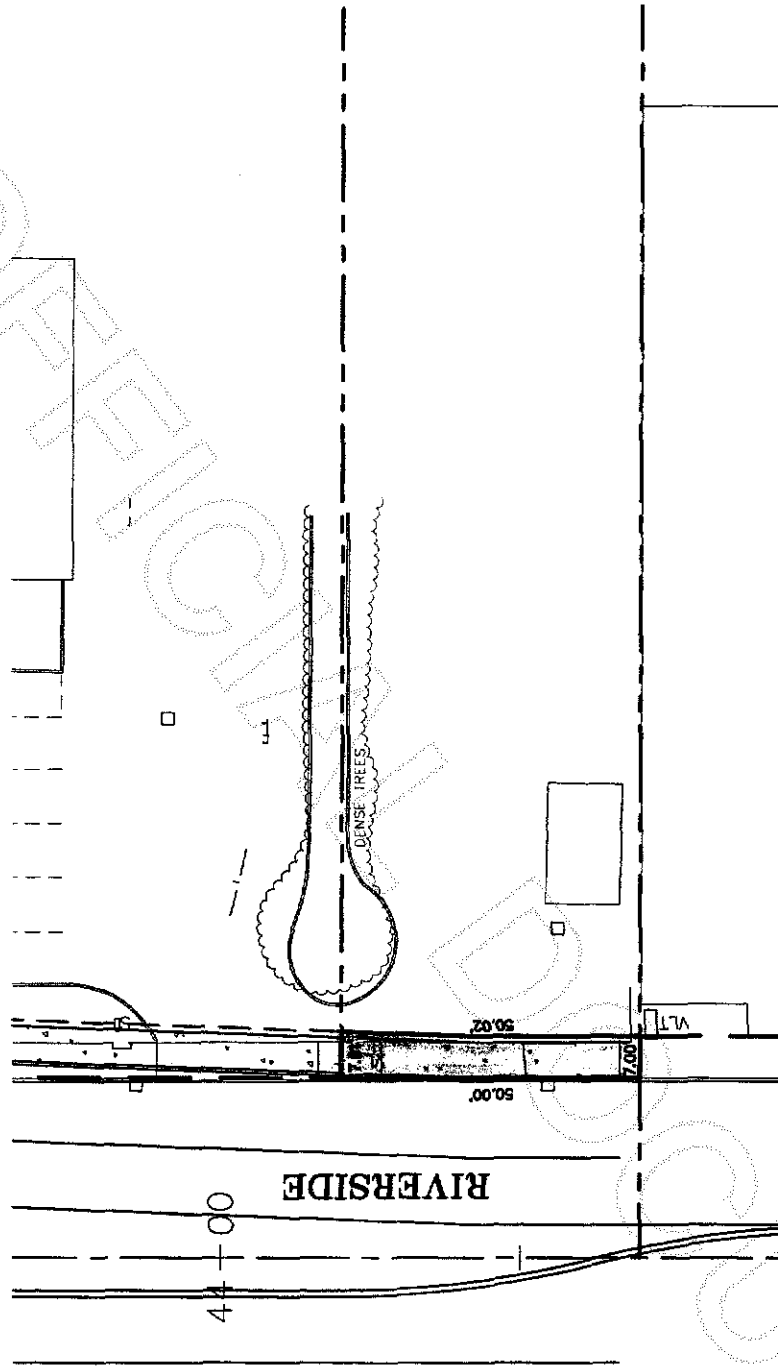
GRAPHIC SCALE



1 inch = 20 ft.

LEGEND

- - - PROPOSED RIGHT OF WAY
- - - EX. RIGHT OF WAY
- - - EX. PROPERTY BOUNDARY
- - - PROPOSED CONC. SIDEWALK



200712030190
Skagit County Auditor

1420 RIVERSIDE DR.
EDWARD & CHERYL KAPTEIN

DESIGNED BY

NZ

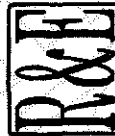
DRAWN BY

LMC

CHECKED BY

REICHARDT & EBE
ENGINEERING, INC.
CONSULTING ENGINEERS

813 Metcalf Street
Sedro-Woolley, Washington 98284
Phone 360-855-1713
Fax 360-855-1164



COLLEGE WAY/RIVERSIDE
PROPERTY EXHIBIT
P25537

JOB# / DWG

06029

SCALE

H:1"=20'

DATE

6-2107

SHEET

1 of 1