

After recording return document to:

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



200712030192

Skagit County Auditor

12/3/2007 Page 1 of 8 2:33PM

Document Title: *Warranty Deed*

Grantors: *DONALD K. COOK, RONALD D. COOK; THE REVOCABLE TRUST OF KENNETH E. COOK AND MARIE L. COOK and THE IRREVOCABLE TRUST OF KENNETH E. COOK*

Grantee: *CITY OF MOUNT VERNON*

Legal Description: *Ptn. of SE ¼ of NE ¼, 18-34-4E, W.M.*

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

Assessor's Tax Parcel Number: *P26138*

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

WARRANTY DEED

The Grantors, **DONALD K. COOK, TRUSTEE OF THE REVOCABLE TRUST OF KENNETH E. COOK AND MARIE L. COOK**, dated February 24, 1997, as to an undivided one-half interest, and **RONALD D. COOK, TRUSTEE OF THE IRREVOCABLE TRUST OF KENNETH E. COOK**, dated April 5, 1997, as to an undivided one half interest, 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.

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 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 15 day of October, 2007

GRANTORS:

DONALD K. COOK, TRUSTEE OF THE REVOCABLE TRUST OF KENNETH E. COOK AND MARIE L. COOK

By: Donald K. Cook, Trustee

RONALD D. COOK, TRUSTEE OF THE IRREVOCABLE TRUST OF KENNETH E. COOK

Ronald D. Cook
By: Ronald D. Cook, Co-Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5494
DEC 03 2007

GRANTEE:

CITY OF MOUNT VERNON

Approved as to Form:

Amount Paid \$
By MAM Skagit Co. Treasurer Deputy

Bud Norris
Bud Norris, Mayor

Kevin Rogerson
Kevin Rogerson, City Attorney

Attest:

Alicia Huschka
Alicia Huschka, Finance Director



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 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 16th day of October, 2007

GRANTORS:

DONALD K. COOK, TRUSTEE OF THE REVOCABLE TRUST OF KENNETH E. COOK AND MARIE D. COOK



By: Donald K. Cook, Trustee

RONALD D. COOK, TRUSTEE OF THE IRREVOCABLE TRUST OF KENNETH E. COOK


By: Ronald D. Cook, Co-Trustee

GRANTEE:

CITY OF MOUNT VERNON

Approved as to Form:

Bud Norris, Mayor



Kevin Rogerson, City Attorney

Attest:

Alicia Huschka, Finance Director



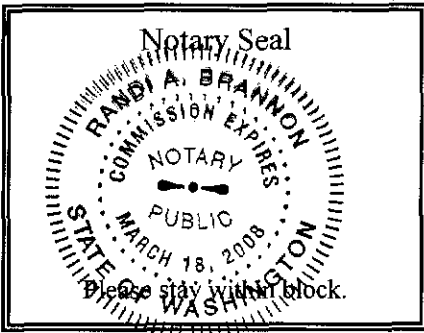
WARRANTY DEED

STATE OF Washington

County of WHATCOM : ss.

On this day of 10, OCTOBER 2007, before me personally appeared Donald K. Cook, to me known to be the Trustee described in The Revocable Trust of Kenneth E. Cook and Marie L. Cook, who executed the foregoing instrument, and acknowledged that in his capacity as 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.



Randi Brannon
Notary (print name) RANDI BRANNON
Notary Public in and for the State of
residing at BEVINGHAM
My Appointment expires 3/18/08

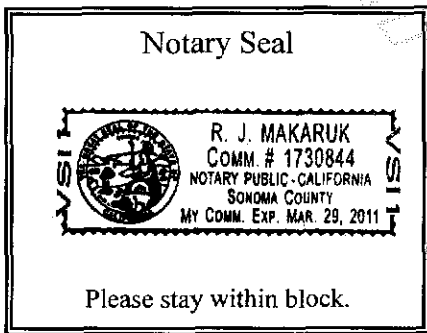


STATE OF California

County of Sonoma : SS.

On this day of 15 October 2007, before me personally appeared Ronald D. Cook, to me known to be the Trustee described in The Irrevocable Trust of Kenneth E. Cook and who executed the foregoing instrument, and acknowledged that in his capacity as 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.



R. J. Makaruk
Notary (print name) RJ Makaruk
Notary Public in and for the State of California
residing at 36 St Astick Ct, Sonoma
My Appointment expires 3/29/11

4 of 7



200712030192
Skagit County Auditor

WARRANTY DEED

Page 5 of 7

DocId: 326138



200712030192
Skagit County Auditor

WARRANTY DEED

EXHIBIT "A"

Right-of-Way Acquisition

That portion of the following described Parcels "A" and "B", lying Southerly of the following described line:

Commencing at the Southeast corner of the Northeast 1/4 (East 1/4 corner) of Section 18, Township 34 North, Range 4 East, W.M.;

thence North 0°40'15" East along the East line of said Northeast 1/4 for a distance of 120.00 feet to the North line of the South 120 feet of said Northeast 1/4;

thence South 89°43'41" West along said North line for a distance of 37.00 feet to the TRUE POINT OF BEGINNING of said description;

thence South 0°40'15" East for a distance of 7.72 feet;

thence South 2°06'23" West for a distance of 38.64 feet;

thence South 49°56'16" West for a distance of 41.67 feet;

thence South 89°43'41" West for a distance of 55.07 feet;

thence South 87°26'15" West for a distance of 98.91 feet;

thence South 0°40'15" East for a distance of 2.00 feet;

thence South 87°26'15" West for a distance of 26.16 feet, more or less, to a point on the North line of the South 40.00 feet of said Northeast 1/4 and being the terminus of said line description.

Parcels "A" and "B"

(Shown as Parcels A and B on Land Title Company Limited Liability Report Order No. 123869)

Parcel A

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point that is 40 feet North of the South line of said subdivision and 237 feet West of the West line of U.S. Highway No. 99 (said point being 245 feet West of said Highway as it existed prior to 1947);

thence North, 125 feet;

thence East, 50 feet;

thence South, 125 feet, more or less, to a point 40 feet North of the South line of said subdivision and 50 feet East of the POINT OF BEGINNING;

thence West to the POINT OF BEGINNING.



WARRANTY DEED

Parcel B

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., more particularly described as follows:

BEGINNING at a point 30 feet North and 150 feet West of the Southeast corner of said Southeast 1/4 of the Northeast 1/4;
thence North, 90 feet;
thence West along a line, 120 feet North of the South line of said Southeast 1/4 of the Northeast 1/4, 60 feet to the Southwest corner of a tract conveyed to A. A. Wexler, et ux, by Deed recorded September 28, 1981, under Auditor's File No. 8109280018;
thence North along a Westerly line of said Wexler Tract to a point 180 feet North of the South line of said Southeast 1/4 of the Northeast 1/4;
thence West parallel to said South line, a distance of 65 feet;
thence South parallel to the East line of said Southeast 1/4 of the Northeast 1/4, 150 feet;
thence East along a line, 30 feet North of said South line, a distance of 125 feet to the POINT OF BEGINNING,

EXCEPT State Highway right-of-way,
AND ALSO EXCEPT that portion described as follows:

BEGINNING at a point that is 40 feet North of the South line of said subdivision, and 237 feet West of the West line of U.S. Highway No. 99 (said point being 245 feet West of said Highway, as it existed prior to 1947);
thence North, 125 feet;
thence East, 50 feet;
thence South, 125 feet, more or less, to a point 40 feet North of the South line of said subdivision and 50 feet East of the POINT OF BEGINNING;
thence West to the POINT OF BEGINNING.

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 = 355 sq. ft.

