



200801020102

Skagit County Auditor

1/2/2008 Page

1 of

5 1:54PM

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): Barry R. Whitcher; Edna Vilma O. Whitcher; Edna Vilma Whitcher*

*Grantee: State of Washington, Department of Transportation*

*Legal Description: Ptn NW¼ of the NW¼ and ptn of the SW¼ of the NW¼ of Section 8, T34N, R2E, WM*

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

*Assessor's Tax Parcel Number(s): 340208-2-013-0005 (P20125)*

GUARDIAN NORTHWEST TITLE CO.

WARRANTY DEED

76423-1

State Route 20, S. Campbell Lake Rd. to Gibraltar Rd. Vic.

The Grantors, BARRY R. WHITCHER, a married person, as his separate estate and EDNA VILMA O. WHITCHER, his wife, who also appears of record as EDNA VILMA WHITCHER, who joins in this conveyance to release her community interest, if any, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby convey and warrant 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.

Upon determination by the Grantee that all or any portion of the lands herein conveyed are surplus to the needs of the State, the Grantors, their heirs, successors or assigns shall be offered the first right to acquire said land at its then appraised value.

## WARRANTY DEED

Also, the Grantors request the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described TRACT "X", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

The undersigned Grantor, EDNA VILMA O. WHITCHER, hereby authorizes and instructs the State of Washington to pay the entire consideration to BARRY R. WHITCHER and directs that the State voucher in payment thereof shall be executed only by said BARRY R. WHITCHER.

The Grantors hereby release the STATE from all liability of future maintenance costs and obligations of the Road Maintenance Agreement incurred as set forth in that certain Road Maintenance Agreement recorded under Auditor's File Number 9308060074. The Grantors, their heirs, successors and assigns further agree to assume all responsibilities of future maintenance costs and obligations as set forth therein for all of TRACT "X".

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: 11-15-07, 2007

Barry R. Whitcher  
BARRY R. WHITCHER  
Edna Vilma O. Whitcher  
EDNA VILMA O. WHITCHER

9  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 02 2008

Amount Paid \$ 0  
By for Skagit Co. Treasurer Deputy

Accepted and Approved

STATE OF WASHINGTON,  
Department of Transportation

By: Gerald L. Gallinger  
Gerald L. Gallinger  
Director, Real Estate Services

Date: Dec 31, 2007



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Skagit County Auditor

# WARRANTY DEED

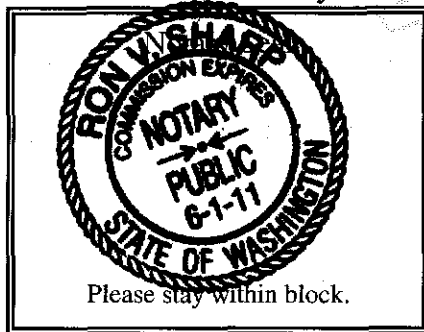
STATE OF WASHINGTON )

: ss.

County of Skagit )

On this 15<sup>th</sup> day of November, 2007, before me personally appeared BARRY R. WHITCHER and EDNA VILMA O. WHITCHER, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they 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.



Ron V. Sharp  
Notary (print name) Ron V. Sharp  
Notary Public in and for the State of Washington,  
residing at Seattle  
My Appointment expires 6-1-2011



## WARRANTY DEED

### EXHIBIT A

All that portion of the hereinafter described TRACT "X" lying northwesterly of a line described as beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 327+10 on the SR 20 line survey of SR 20, S. Campbell Lake Rd. to Gilbralter Rd. Vic. and 90 feet southeasterly therefrom; thence northeasterly to a point opposite HES 329+00 on said line survey and 64.51 feet southeasterly therefrom; thence northeasterly to a point opposite HES 331+08.35 on said line survey and 36.56 feet southeasterly therefrom; thence northeasterly to a point opposite HES 331+20 on said line survey and 35 feet southeasterly therefrom and the end of this line description.

#### TRACT "X"

##### Parcel A:

All that portion of the northwest quarter of the northwest quarter of Section 8, Township 34 North, Range 2 East, W.M., in Skagit County, Washington, lying southeasterly of the southeasterly boundary line of State Highway No. 525, as conveyed to Skagit County by Auditor's File No. 215592.

EXCEPT all that portion thereof lying easterly of the following described line:

Beginning at a point on the south line of the northwest quarter of the northwest quarter of Section 8, Township 34 North, Range 2 East, W.M., 223.128 feet west of the southeast corner thereof; thence North 3°39'34" West for 56.993 feet; thence North 18°46'08" West of 89.765 feet to the southeasterly line of State Highway No. 525 and the terminus of said line.

##### Parcel B:

Beginning at the northwest corner of the east 330 feet of the southwest quarter of the northwest quarter of Section 8, Township 34 North, Range 2 East, W.M. in Skagit County, Washington; thence southerly along the west line of said subdivision for 225 feet; thence South 88°48' East for 125 feet to an intersection with the east line of the west 125 feet of the east 330 feet of the southwest quarter of the northwest quarter; thence north along the east line of said subdivision for 225 feet to the north line of the southwest quarter of the northwest quarter; thence west along the north line thereof for 125 feet to the true point of beginning.



## WARRANTY DEED

### EXHIBIT A (continued)

EXCEPT that portion thereof lying easterly of the following described line:

Beginning at a point on the south line of the northwest quarter of the northwest quarter of said Section, 223.128 feet west of the southeast corner thereof; thence southerly parallel with the east line of the above described tract to a point which lies North 88° 48' West of a point which lies on the east line of the above described tract, and is 187.38 feet south of the northeast corner of said tract; thence southeasterly to intersect the southeast corner of said tract, said point being the terminus of said line.

#### Parcel C:

A non-exclusive easement for ingress, egress and utilities over, under and across a 15 foot strip of land lying easterly of and adjacent to the easterly boundary lines of Parcels A and B above.

The lands herein described contain an area of 6,821 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 September 5, 2006, revised August 16, 2007.

Grantors' Initials  
*B.W.*

