



200801250028

Skagit County Auditor

1/25/2008 Page 1 of 5 9:35AM

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): Kristensen L.L.C.; Kristensen, L.L.C.*

*Grantee: State of Washington, Department of Transportation*

*Legal Description: Ptn Govt. Lot 6, Section 7, T34N, R2E, WM*

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

*Assessor's Tax Parcel Number(s): 340207-0-011-0107 (P20055); 340207-0-011-0300 (P118004)*

**GUARDIAN NORTHWEST TITLE CO.**

86782

**WARRANTY DEED**

**ACCOMMODATION RECORDING ONLY**

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

The Grantor, KRISTENSEN L.L.C., which acquired title as KRISTENSEN, L.L.C., 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**

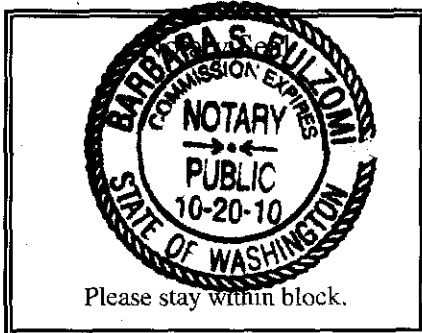
STATE OF WASHINGTON )


: ss.

County of Skagit )

On this 27<sup>th</sup> day of November, 2007, before me personally appeared WILLIAM P. CHRISTENSEN, to me known to be the Manager of KRISTENSEN L.L.C., 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.



  
Notary (print name) BARBARA S. BULZONI  
Notary Public in and for the State of Washington,  
residing at SEATTLE, WA.  
My Appointment expires 10/20/10



200801250028  
Skagit County Auditor

## WARRANTY DEED

### EXHIBIT A

#### PARCEL 1

All that portion of the hereinafter described TRACT "X" lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 278+00 on the SR 20 line survey of SR 20, S. Campbell Lake Rd. to Gibraltar Rd. Vic. and 20 feet southwesterly therefrom; thence southwesterly to a point opposite said HES 278+00 and 30 feet southwesterly therefrom; thence northwesterly parallel with said line survey to a point opposite HES 279+00 thereon; thence northeasterly to a point opposite said HES 279+00 and 20 feet southwesterly therefrom; thence southeasterly to the point of beginning.

#### PARCEL 2

All that portion of the hereinafter described TRACT "X" lying northeasterly of the SR 20 line survey of said Highway AND southwesterly of a line beginning at a point opposite HES 276+40 on said line survey and 31 feet northeasterly therefrom; thence northwesterly to a point opposite HES 279+10 on said line survey and 30 feet northeasterly therefrom; thence southwesterly to a point opposite said HES 279+10 and 25 feet northeasterly therefrom; thence northwesterly parallel with said line survey to a point opposite HES 282+05.68 thereon and the end of this line description.

#### TRACT "X"

#### PARCEL A

That portion of Government Lot 6, Section 7, Township 34 North, Range 2 East, W.M., in Skagit County, Washington, more particularly described as follows:

Beginning at a point on the east line of the State Highway, as it existed on September 16, 1998, 20 feet south of the north line of said Government Lot 6 (as measured along said east line); thence east, parallel with the north line of Government Lot 6, a distance of 208.75 feet; thence southeasterly, parallel with the east line of the State Highway, a distance of 208.75 feet; thence west, parallel with the north line of Government Lot 6, to the east line of the State Highway; thence northwesterly along said Highway, to the point of beginning.



200801250028

Skagit County Auditor

## WARRANTY DEED

### EXHIBIT A (continued)

TOGETHER WITH that portion of said Government Lot 6 lying westerly of said State Highway; EXCEPT the South 479.5 feet thereof;


#### PARCEL B

That portion of Government Lot 6, Section 7, Township 34 North, Range 2 East, W.M., in Skagit County, Washington, more particularly described as follows:

Beginning at a point on the east line of the State Highway, as it existed on April 11, 2001, 20 feet south of the north line of said Government Lot 6 (as measured along said east line); thence east, parallel with the north line of Government Lot 6, a distance of 208.75 feet; thence southeasterly, parallel with the east line of the State Highway, a distance of 208.75 feet to the True Point of Beginning, said point being the southeast corner of a tract conveyed to Kristensen, L.L.C., by deed recorded September 16, 1998, under Auditor's File No. 9809160074; thence west, parallel with the north line of Government Lot 6, to the east line of the State Highway; thence southeasterly, along said Highway, to a point that is 420 feet southeasterly, when measured along said State Highway, from its intersection with the north line of said Government Lot 6; thence easterly, parallel to said north line of Government Lot 6, a distance of 60 feet; thence northeasterly, in a straight line, to the True Point of Beginning.

The lands herein described contain an area of 3,726 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 2, 2007.

Grantor's Initials



200801250028

Skagit County Auditor