



200801310188

Skagit County Auditor

1/31/2008 Page 1 of 9 4:23PM

After recording return document to:

City of Burlington
833 S Spruce Street
Burlington, WA 98233

Document Title: *Warranty Deed*

Grantors: *Paul and Tammy Isaacson*

Grantee: *CITY OF BURLINGTON*

Legal Description: *Ptn NW 1/4, 32-35-4 E W.M.*

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

Assessor's Tax Parcel Numbers: *P38168, P38169, P38175 & P38206*

In the Matter of: NORTH BURLINGTON BOULEVARD IMPROVEMENTS

WARRANTY DEED

The Grantors, **PAUL ISAACSON and TAMMY ISAACSON, 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 BURLINGTON**, 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 Burlington unless and until accepted and approved hereon in writing for the City of Burlington.

WARRANTY DEED

Dated this 14th day of January, 2008

GRANTORS:

Paul Isaacson
Paul Isaacson

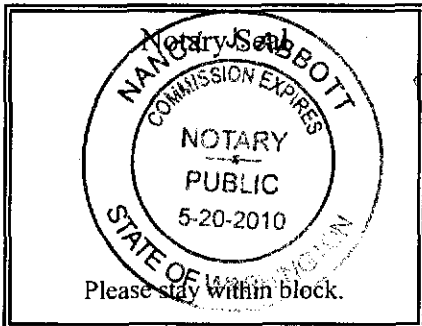
Tammy Isaacson
Tammy Isaacson

333
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
JAN 31 2008
Amount Paid to
Skagit County Treasurer
By: MF Deputy

STATE OF WASHINGTON)
County of Whatcom) : ss.

On this 14th day of January, 2008, before me personally appeared **Paul Isaacson** and **Tammy Isaacson**, 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.



Nancy J. Abbott
Notary (print name) Nancy J. Abbott
Notary Public in and for the State of Washington,
residing at Maple Falls
My Appointment expires 5/20/10




WARRANTY DEED

GRANTEE:

Approved as to Form:

CITY OF BURLINGTON

 **FOR:**
Chal A. Martin, P.E.
Public Works Director

Attest:



WARRANTY DEED

EXHIBIT "A"

Legal Description of Parcel P38168 - Before Right of Way Acquisition

(Shown as Parcel "E" on Land Title Company Second Limited Liability Report Order No. 120955-LL dated Sept. 11, 2007)

Beginning at a point on the East line of the Pacific Highway 99 (Burlington Boulevard), where it intersects the North line of said South ½ of the Southwest ¼ of the Southwest ¼ of the Northwest ¼;
thence East 333 feet along said North line;
thence South 209 feet;
thence West parallel to said North line for a distance of 333 feet to the East line of said Highway;
thence North 209 feet along said East line of the Pacific Highway 99 to the point of beginning.

Situate in the County of Skagit, State of Washington.

Legal Description of Right of Way Acquisition on Parcel P38168

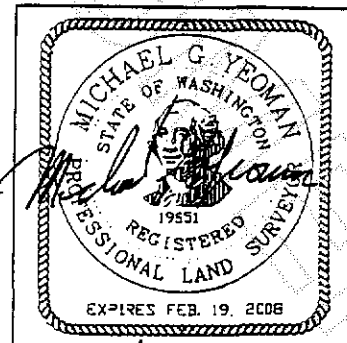
Beginning at a point on the East line of the Pacific Highway 99 (Burlington Boulevard), said point being the Northwest corner of said Parcel "E";

Thence South 02°22'13" West, along the Easterly Right of Way of North Burlington Blvd., a distance of 209.06 feet to a point on the South line of said Parcel "E";

Thence South 89°02'27" East, leaving said Easterly Right of Way of North Burlington Blvd., and along the South line of said Parcel "E", a distance of 23.97 feet to a point called out as Station 14+87.51, 53.96 feet Right as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheet 3 of 7, approved in 2007, on file with the City of Burlington Public Works Department;

Thence North 02°13'07" East, leaving the South line of said Parcel "E", a distance of 209.05 feet to a point on the North line of said Parcel "E", said point being called out as Station 16+96.56, 53.41 feet Right as shown on the aforementioned Right of Way Plan;

Thence North 89°02'27" West, along the North line of said Parcel "E", a distance of 23.41 feet to the Point of Beginning.



WARRANTY DEED

EXHIBIT "A" Cont'd

Legal Description of Parcel P38169 - Before Right of Way Acquisition

(Shown as Parcel "D" on Land Title Company Second Limited Liability Report Order No. 120955-LL dated Sept. 11, 2007)

Beginning at a point on the East line of State Highway No. 99, 209 feet South of the Northwest corner of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, Section 32, Township 35 North, Range 4 East, W.M.;
Thence East 208 feet;
Thence South 104.5 feet;
Thence West 208 feet to the East line of said highway;
Thence North to the Point of Beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

Legal Description of Right of Way Acquisition on Parcel P38169

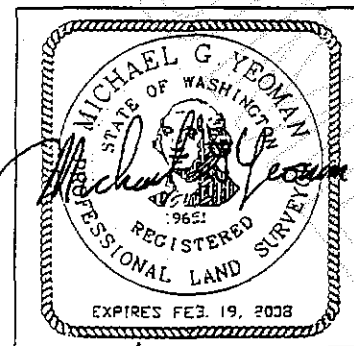
Beginning at a point on the East line of State Highway No. 99, also known as North Burlington Blvd., 209 feet South of, as measured perpendicular thereto, the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, Section 32, Township 35 North, Range 4 East, W.M., said point being the Northwest corner of said Parcel "D";

Thence South 02°22'13" West, along the Easterly Right of Way of North Burlington Blvd., a distance of 104.53 feet to a point on the South line of said Parcel "D";

Thence South 89°02'27" East, leaving said Easterly Right of Way of North Burlington Blvd., and along the South line of said Parcel "D", a distance of 16.43 feet;

Thence North 04°05'02" East, leaving the South line of said Parcel "D", a distance of 104.66 feet to a point on the North line of said Parcel "D", said point being called out as Station 14+87.40, 49.55 feet Right as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheet 3 of 7, approved in 2007, on file with the City of Burlington Public Works Department;

Thence North 89°02'27" West, along the North line of said Parcel "D", a distance of 19.56 feet to the Point of Beginning.



WARRANTY DEED

EXHIBIT "A" Cont'd

Legal Description of Parcel P38175 - Before Right of Way Acquisition

(All but the last paragraph shown as Parcel "B" on Land Title Company Second Limited Liability Report Order No. 120955-LL dated Sept. 11, 2007. The last paragraph is from Skagit County Assessor's records for Parcel P38207)

That portion of the Southwest ¼ of the Northwest ¼ and of the Northwest ¼ of the Southwest ¼ of Section 32, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the North line of Avon Street as established in the City of Burlington, Skagit County, Washington, and the East line of the Pacific Highway; Thence East 350 feet, more or less, to the Southwest corner of that Parcel conveyed to Skagit County by deed recorded under Auditor's number 347909, records of Skagit County; Thence North along the west line of said Parcel to a point 209 feet South of the North line of the South ½ of the Southwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M.; Thence West parallel to said North line to the east line of the Pacific Highway; Thence South along said east line to the point of beginning,

EXCEPTING THEREFROM the South 120 feet of the West 275 feet thereof also known as Lots A and B of City of Burlington short plat no. 76-2 as approved on October 21, 1976 and recorded January 12, 1977 under Auditor's file number 849132 in Volume 2 of short plats, page 16 records of Skagit County

ALSO EXCEPTING THEREFROM the following tract:

Beginning at a point on the East line of State Highway No. 99, 209 feet South of the Northwest corner of the South ½ of the Southwest ¼ of the Southwest ¼ of the Northwest ¼, Section 32, Township 35 North, Range 4 East, W.M.; Thence East 208 feet; Thence South 104.5 feet; Thence West 208 feet to the East line of said highway; Thence North to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion of the North 313.5 feet of the South ½ of the Southwest ¼ of the Southwest ¼ of the Northwest ¼, Section 32, Township 35 North, Range 4 East, W.M., lying East of the East line of Pacific Highway, and West of the West line of that Parcel conveyed to Skagit County by deed recorded under Auditor's number 347909, records of Skagit County, except the West 208 feet thereof, and also except the North 209 feet thereof.

Situate in the City of Burlington, County of Skagit, State of Washington.



WARRANTY DEED

EXHIBIT "A" Cont'd

Legal Description of Right of Way Acquisition on Parcel P38175

Beginning at Northwest corner of said Parcel P38175;

Thence South 02°22'13" West, along the Easterly Right of Way of North Burlington Blvd., a distance of 13.14 feet to the South line of the Southwest ¼ of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M.;

Thence South 02°16'45" West, along the Easterly Right of Way of North Burlington Blvd., a distance of 218.82 feet to a point on the South line of said Parcel P38175;

Thence South 88°25'10" East, leaving said Easterly Right of Way of North Burlington Blvd., and along the South line of said Parcel P38175, a distance of 5.90 feet to a point called out as Station 11+50.45, 35.90 feet Right as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheet 2 of 7, approved in 2007, on file with the City of Burlington Public Works Department;

Thence North 02°11'53" East, leaving the South line of said Parcel P38175, a distance of 12.23 feet to a point called out as Station 11+62.68, 35.88 feet Right as shown on the aforementioned Right of Way Plan;

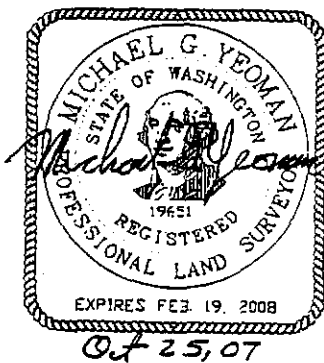
Thence North 03°54'33" East, a distance of 59.58 feet to a point called out as Station 12+22.23, 37.58 feet Right as shown on the aforementioned Right of Way Plan;

Thence North 05°37'13" East, a distance of 38.57 feet to a point called out as Station 12+60.73, 39.83 feet Right as shown on the aforementioned Right of Way Plan;

Thence North 06°02'27" East, a distance of 81.15 feet to a point called out as Station 13+41.71, 45.15 feet Right as shown on the aforementioned Right of Way Plan;

Thence North 04°05'02" East, a distance of 41.03 feet to a point on the North line of said Parcel P38175;

Thence North 89°02'27" West, along the North line of said Parcel P38175, a distance of 16.43 feet to the Point of Beginning.



WARRANTY DEED

EXHIBIT "A" Cont'd

Legal Description of Parcel P38206 - Before Right of Way Acquisition

(Shown as Parcel "A" on Land Title Company Second Limited Liability Report Order No. 120955-LL dated Sept. 11, 2007)

The North ½ of the Southwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M., EXCEPT State and County road rights of way.

Situate in the County of Skagit, State of Washington.

Legal Description of Right of Way Acquisition on Parcel P38206

Beginning at the Northwest corner of said Parcel "A";

Thence South 02°22'13" West, along the Easterly Right of Way of North Burlington Blvd., a distance of 326.74 feet to a point on the South line of said Parcel "A";

Thence South 89°02'27" East, leaving said Easterly Right of Way of North Burlington Blvd., and along the South line of said Parcel "A", a distance of 23.41 feet, to a point called out as Station 16+96.56, 53.41 feet Right as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheets 3, 4, and 7 of 7, approved in 2007, on file with the City of Burlington Public Works Department;

Thence North 03°47'40" East, leaving the South line of said Parcel "A", a distance of 53.46 feet to a point being called out as Station 17+50.00, 54.73 feet Right as shown on the aforementioned Right of Way Plan;

Thence North 05°55'27" West, a distance of 115.27 feet to a point called out as Station 18+64.06, 38.11 feet Right as shown on the aforementioned Right of Way Plan;

Thence North 25°55'54" East, a distance of 64.70 feet to a point called out as Station 19+23.36, 63.97 feet Right as shown on the aforementioned Right of Way Plan;

Thence North 55°07'22" East, a distance of 51.34 feet to a point called out as Station 19+54.44, 104.84 feet Right as shown on the aforementioned Right of Way Plan;

Thence North 71°41'30" East, a distance of 22.39 feet to a point called out as C Line Station 1+24.97, 32.85 feet Right as shown on the aforementioned Right of Way Plan;

Thence North 86°14'21" East, a distance of 35.31 feet to a point called out as C Line Station 1+60.16, 30.00 feet Right as shown on the aforementioned Right of Way Plan;



WARRANTY DEED

EXHIBIT "A" Cont'd

Thence South 89°07'24" East, a distance of 495.67 feet to a point called out as C Line Station 6+55.83, 30.00 feet Right as shown on the aforementioned Right of Way Plan, said point being on the East line of said Parcel "A";

Thence North 02°08'08" East, along the East line of said Parcel "A", a distance of 60.01 feet to a point on the North line of said Parcel "A" called out as C Line Station 6+57.15, 30.00 feet Left as shown on the aforementioned Right of Way Plan;

Thence North 89°07'24" West along the North line of said Parcel "A", a distance of 626.35 feet to the Point of Beginning.

