



200802070094
Skagit County Auditor

2/7/2008 Page 1 of 5 1:58PM

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): William P. Christensen

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn Govt. Lot 6, Section 7, T34N, R2E, WM; ptn Tract "D". S/P No. 13-81, Recording No. 8104270038, being ptn. Gov't Lot 5, Section 7, T34N, R2E, WM

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

Assessor's Tax Parcel Number(s): 340207-0-011-0008 (P20054)

GUARDIAN NORTHWEST TITLE CO.

WARRANTY DEED

86591-1

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

The Grantor, WILLIAM P. CHRISTENSEN, a married man, as his separate estate, 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 TRACT "X", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

WARRANTY DEED

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: Nov. 27th, 2007

William P. Christensen
WILLIAM P. CHRISTENSEN

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: ML Palaga
for Gerald L. Gallinger
Director, Real Estate Services

Date: 1/15/08

384
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 07 2008

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy



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Skagit County Auditor

WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described TRACT "X" lying northwesterly, westerly and southwesterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 268+30 on the SR 20 line survey of SR 20, S. Campbell Lake Rd. to Gilbralter Rd. Vic. and 177.48 feet southeasterly therefrom; thence northerly to a point opposite HES 271+50 on said line survey and 77.79 feet southeasterly therefrom; thence northerly to a point opposite HES 271+75 on said line survey and 70 feet southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 272+85 thereon; thence northwesterly to a point opposite HES 273+10 on said line survey and 35 feet southeasterly therefrom; thence northeasterly, northerly and northwesterly along a curve to the left having a radius of 506 feet for a distance of 352.96 feet to 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; thence northeasterly to a point opposite HES 282+05.38 on said line survey and 55.43 feet northeasterly therefrom 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., lying east of State Highway right-of-way (said right-of-way conveyed by instrument filed in Volume 161 of Deeds, pages 347 and 348, recorded under Skagit County Auditor's File No. 252090);

EXCEPT that portion thereof conveyed to the State of Washington by deed recorded February 3, 1998 as Auditor's File No. 9802030111.

ALSO EXCEPT the following described parcel:

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



WARRANTY DEED

EXHIBIT A
(continued)

Beginning at a point on the east line of the State Highway, 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.

ALSO EXCEPT that portion thereof conveyed to Kristensen, LLC by deed dated April 11, 2001 and recorded May 17, 2001 as Auditor's File No. 200105170065.

ALSO EXCEPT the south 348 feet thereof.

PARCEL B:

The south 27 feet of the following described property:

Tract "D", Short Plat No. 13-81, approved April 10, 1981, recorded April 27, 1981 in Volume 5 of Short Plats, pages 61 and 62, under Auditor's File No. 8104270038, and being a portion of Government Lot 5, Section 7, Township 34 North, Range 2 East, W.M.;

EXCEPT that portion of said Tract "D" conveyed to the State of Washington by deed recorded February 3, 1998 as Auditor's File No. 9802030111.

The lands herein described contain an area of 14,312 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
LRP

