

After recording return document to:

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


200804150169
Skagit County Auditor
4/15/2008 Page 1 of 6 2:08PM

Document Title: *Warranty Deed*

Grantor: *MOUNT VERNON PLAZA ASSOCIATES, LLC*

Grantee: *CITY OF MOUNT VERNON*

Legal Description: *Ptn. of NW ¼ of SW ¼, 17-34-4E W.M.*

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

Assessor's Tax Parcel Number: *P25673*

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

WARRANTY DEED

The Grantor, **MOUNT VERNON PLAZA ASSOCIATES, LLC**, a **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 **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.

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 20th day of March, 2007 2008

GRANTOR:

MT. VERNON PLAZA ASSOCIATES, LLC

Eli Genauer

By: Eli Genauer

Its: Managing Member

GRANTEE:

CITY OF MOUNT VERNON

Bud Norris

Bud Norris, Mayor

1129
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 15 2008

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

Approved as to Form:

Kevin Rogerson

Kevin Rogerson, City Attorney

Attest:

Alicia Huschka

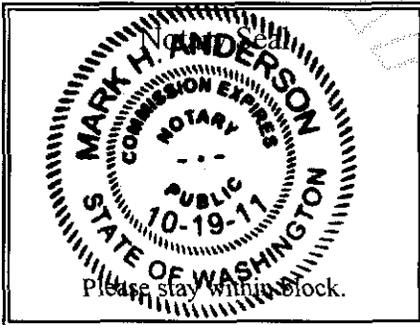
Alicia Huschka, Finance Director



STATE OF WASHINGTON)
 : SS.
County of KING)

On this 26TH day of MARCH, 2008, before me personally appeared ELI GENAUER and , to me known to be Managing Member of Mount Vernon Plaza Associates, LLC, a 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 authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



Mark H. Anderson
Notary (print name) MARK H. ANDERSON
Notary Public in and for the State of Washington,
residing at DES MOINES
My Appointment expires 10-19-11



XHIBIT "A"

Right-of-Way Acquisition

That portion of the following described Parcel "A", lying Northerly of the following described line:

Commencing at the Northwest corner of the Southwest 1/4 (West 1/4 corner) of Section 17, Township 34 North, Range 4 East, W.M.;
thence South 0°24'00" West along the West line of said Southwest 1/4 for a distance of 669.94 feet, more or less, to the Southwest corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 17;
thence South 89°42'08" East along said South line for a distance of 37.00 feet to the TRUE POINT OF BEGINNING of said line description;
thence North 00°24'00" East for a distance of 27.82 feet;
thence North 2°30'00" East for a distance of 192.33 feet;
thence South 89°42'08" East for a distance of 2.00 feet;
thence North 2°30'00" East for a distance of 115.09 feet;
thence North 89°42'08" West for a distance of 2.27 feet;
thence North 00°24'00" East for a distance of 73.05 feet;
thence North 14°26'10" East for a distance of 45.87 feet;
thence North 00°24'00" East for a distance of 136.54 feet;
thence North 49°28'26" East for a distance of 37.83 feet;
thence South 89°37'00" East for a distance of 48.09 feet;
thence North 87°35'56" East for a distance of 329.36 feet, more or less, to the South line of the North 40.00 feet of said Southwest 1/4 of said Section 17, Township 34 North, Range 4 East, W.M., being the existing Southerly right-of-way margin of SR 538, College Way and also being the terminus of said line description.



Parcel "A"

(Shown as Parcel "A" description on Land Title Company Limited Liability Report Order No. 123865)

That portion of the North 1/2 of the Northwest 1/4 of the Southwest 1/4, Section 17, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the South line of A. W. Furber Road (now called College Way), at its intersection with the West line of the Pacific Northwest Traction Company's former right-of-way;
thence West along the South line of said road 262.33 feet;
thence South 190 feet, more or less, to a point 450 feet North of the South line of said subdivision,
thence East parallel with the South line of said road to the Westerly line of said Pacific Northwest Traction Company's former right-of-way;
thence Northerly along the Westerly line of said right-of-way to the POINT OF BEGINNING,

EXCEPT the North 10 feet conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 816621.

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 = 32 sq. ft.



GRAPHIC SCALE



1 inch = 20 ft.

LEGEND

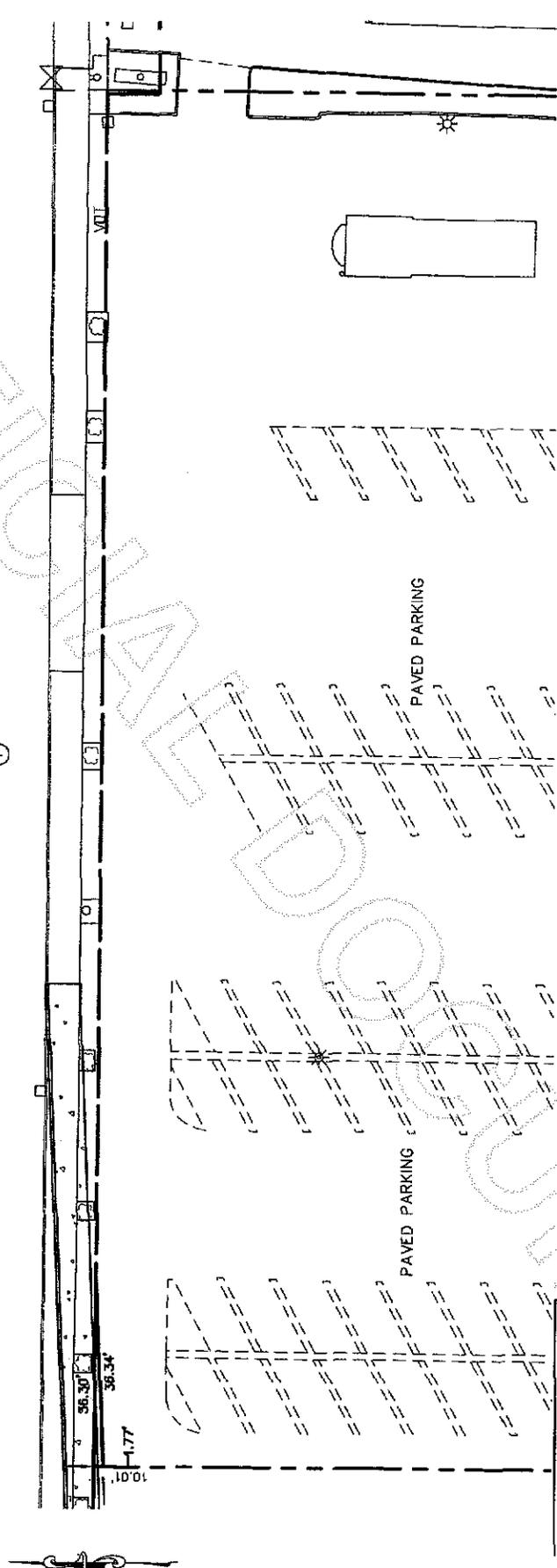
- - - - - PROPOSED RIGHT OF WAY
- - - - - EX. RIGHT OF WAY
- - - - - EX. PROPERTY BOUNDARY
- - - - - PROPOSED CONC. SIDEWALK

COLLEGE WAY

20 00

21 00

①



73
526 E. COLLEGE WAY
ERNON PLAZA

D BY
VZ
BY
JC
D BY

REICHHARDT & EBE
ENGINEERING, INC.
CONSULTING ENGINEERS

813 Metcalf Street
Sedro-Woolley, Washington 98284
Phone 360-855-1713
Fax 360-855-1164



COLLEGE WAY/RIVERSIDE
PROPERTY EXHIBIT
P25678

JOB# / DWG
06029

SCALE
H: 1" = 20'

SP3

v: n/a

DATE
7-16-07

SHEET
1 of 1



200804150169
Skagit County Auditor

MV CP: