



200806060008
Skagit County Auditor

6/6/2008 Page 1 of 6 9:09AM

AFTER RECORDING RETURN TO:

Skagit County Public Works Department
1800 Continental Place
Mount Vernon, WA 98274

LAND TITLE OF SKAGIT COUNTY

122210-P
124802P

1861
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DOCUMENT TITLE:	RIGHT-OF-WAY DEED	
DATE SIGNED:	<u>6/5/08</u>	JUN 08 2008
GRANTOR:	FIR ISLAND FARMS	Amount Paid \$0
GRANTEE:	THE COUNTY OF SKAGIT	Skagit Co. Treasurer
LEGAL DESCRIPTION:	Ptn. SW ¼ NW ¼, 21-34-3 E W.M. (aka Lots 1 & 3, SP #PL01-0397).	By <u>mam</u> Deputy
TAX I.D. NUMBER:	340321-3-002-0004 and 340321-2-005-0003	

RIGHT OF WAY DEED

PARCEL NO. A & B

IN THE MATTER OF THE COUNTY ROAD KNOWN AS BEST RD AND MCLEAN RD INTERSECTION

Know all Men By These Presents, That FIR ISLAND FARMS, a partnership consisting of Kathryn J. Hefferline as successor in interest to Sybil Boswyk, deceased, and Grace A. Ahrens and Girard F. Ahrens, Co-Trustees of the Grace A. Ahrens and Girard F. Ahrens, Trust Agreement dated January 9, 1976, of the County of SKAGIT, in the State of Washington, in consideration for the sum of TEN AND NO/100 (\$10.00) dollars and other Good and Valuable Consideration, and under the imminent threat of the Grantee's exercise of its rights of Eminent Domain, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the County of Skagit, the following described parcel of land situated in Skagit County, in the State of Washington, to wit:

(SEE EXHIBIT "A" and "B")

Conveying .017 acres for Parcel A and .028 acres for Parcel B.

The undersigned hereby agrees to surrender possession of lands or rights herein conveyed, granted, transferred and/or released upon receipt of payment.

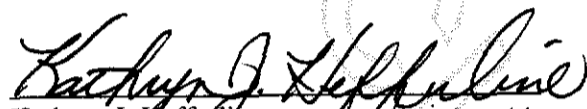
To Have and to Hold the same, unto the County of Skagit, in the State of Washington.

In Witness Whereof, FIR ISLAND FARMS, a partnership consisting of Kathryn J. Hefferline as successor in interest to Sybil Boswyk, deceased, and Grace A. Ahrens and Girard F.

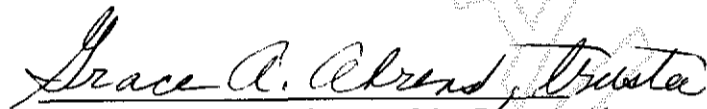
Ahrens, Co-Trustees of the Grace A. Ahrens and Girard F. Ahrens, Trust Agreement dated January 9, 1976, have hereunto set their hand and seal this 5th day of

June, 2008.

FIR ISLAND FARMS:



Kathryn J. Hefferline, successor in interest to
Sybil Boswyk, Deceased,
As Partner.



Grace A. Ahrens, Co-Trustee of the Grace A. Ahrens
And Girard F. Ahrens, Trust Agreement dated January 9, 1976,
As Partner.



Girard F. Ahrens, Co-Trustee of the Grace A. Ahrens
And Girard F. Ahrens, Trust Agreement dated January 9, 1976,
As Partner



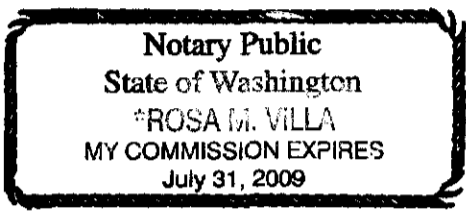
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STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Kathryn J. Hefferline Signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the successor in interest to Sybil Boswyk, Deceased, Partner of Fir Island Farms to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 5 day of June, 2008.

Rosa M. Villa
Notary Public in and for the State of Washington,
residing at
Rosa M. Villa, Seattle
My appointment expires July 31, 2009

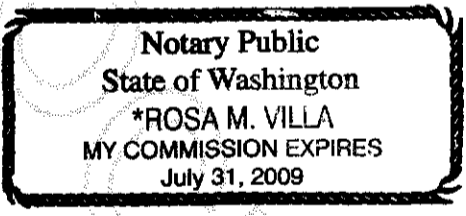


STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Grace A. Ahrens Signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Co-Trustee of the Grace A. Ahrens And Girard F. Ahrens, Trust Agreement dated January 9, 1976, Partner of Fir Island Farms to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 5 day of June, 2008.

Rosa M. Villa
Notary Public in and for the State of Washington,
residing at
Rosa M. Villa, Seattle
My appointment expires July 31, 2009

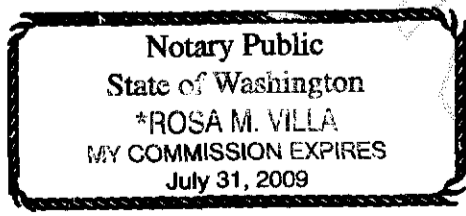


STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Girard F. Ahrens Signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Co-Trustee of the Grace A. Ahrens And Girard F. Ahrens, Trust Agreement dated January 9, 1976, Partner of Fir Island Farms to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 5 day of June, 2008.

Rosa M. Villa
Notary Public in and for the State of Washington,
residing at
Rosa M. Villa, Seattle
My appointment expires July 31, 2009



Skagit County – Best and Mclean intersection
Project 035028 (Right of Way Dedication Legal Description)
(P:\Skagit County\035028\Survey\Drawings\035028-SURV-EX01)
December 21, 2007

Exhibit "A"
Right of Way Dedication Legal Description

That portion of W 1/2 of the W 1/2 of Section 21, Township 34 North, Range 03 East, W.M., in Skagit County, Washington, described as follows:

PARCEL "A"

COMMENCING at the West ¼ Corner of aforesaid Section 21 being the centerline intersection of Best Road and McLean Road referred to as B Line station 50+00(Best Road) and M Line Station 20+00(McLean Road); thence N88°50'08"E, along the east-west centerline of said Section 21 and the centerline of McLean Road, a distance of 265.00 feet to M Line station 22+65.00; thence N01°09'52"W, 30.00 feet to the north margin of said road, being M Line station 22+65.00, left 30.00 feet and the **POINT OF BEGINNING**.

Thence continuing N01°09'52"W, 10.00 feet to M Line station 22+65.00, left 40.00 feet; thence S88°50'08"W, 108.77 feet to the beginning of a 115.00-foot-radius curve to the right being M Line station 21+56.23, left 40.00 feet; thence northerly along said curve, through a central angle of 90°27'07", an arc distance of 181.55 feet to B Line station 51+56.23, right 40.00 feet; thence N00°42'45"W, 106.77 feet to B Line station 52+63.00, right 40.00 feet; thence S89°17'15"W, 10.00 feet to the east margin of aforesaid Best Road being B Line station 52+63.00, right 30.00 feet; thence S00°42'45"E, along said east margin, a distance of 232.76 feet to the north margin of aforesaid McLean Road being B line station 50+30.24, right 30.00 feet; thence N88°50'08"E, along said north margin, a distance of 234.76 feet to the **POINT OF BEGINNING**.

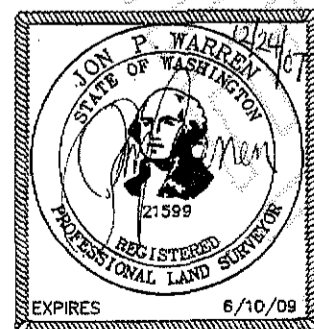
Containing approximately 7,465 square feet or 0.17 acres.

PARCEL "B"

COMMENCING at the West ¼ Corner of aforesaid Section 21 being the centerline intersection of Best Road and McLean Road referred to as B Line station 50+00(Best Road) and M Line Station 20+00(McLean Road); thence N88°50'08"E, along the east-west centerline of said Section 21 and along McLean Road, a distance of 727.00 feet to M Line station 27+27.00; thence S01°09'52"E, 30.00 feet to the south margin of said road, being M Line station 27+27.00, right 30.00 feet and the **POINT OF BEGINNING**.

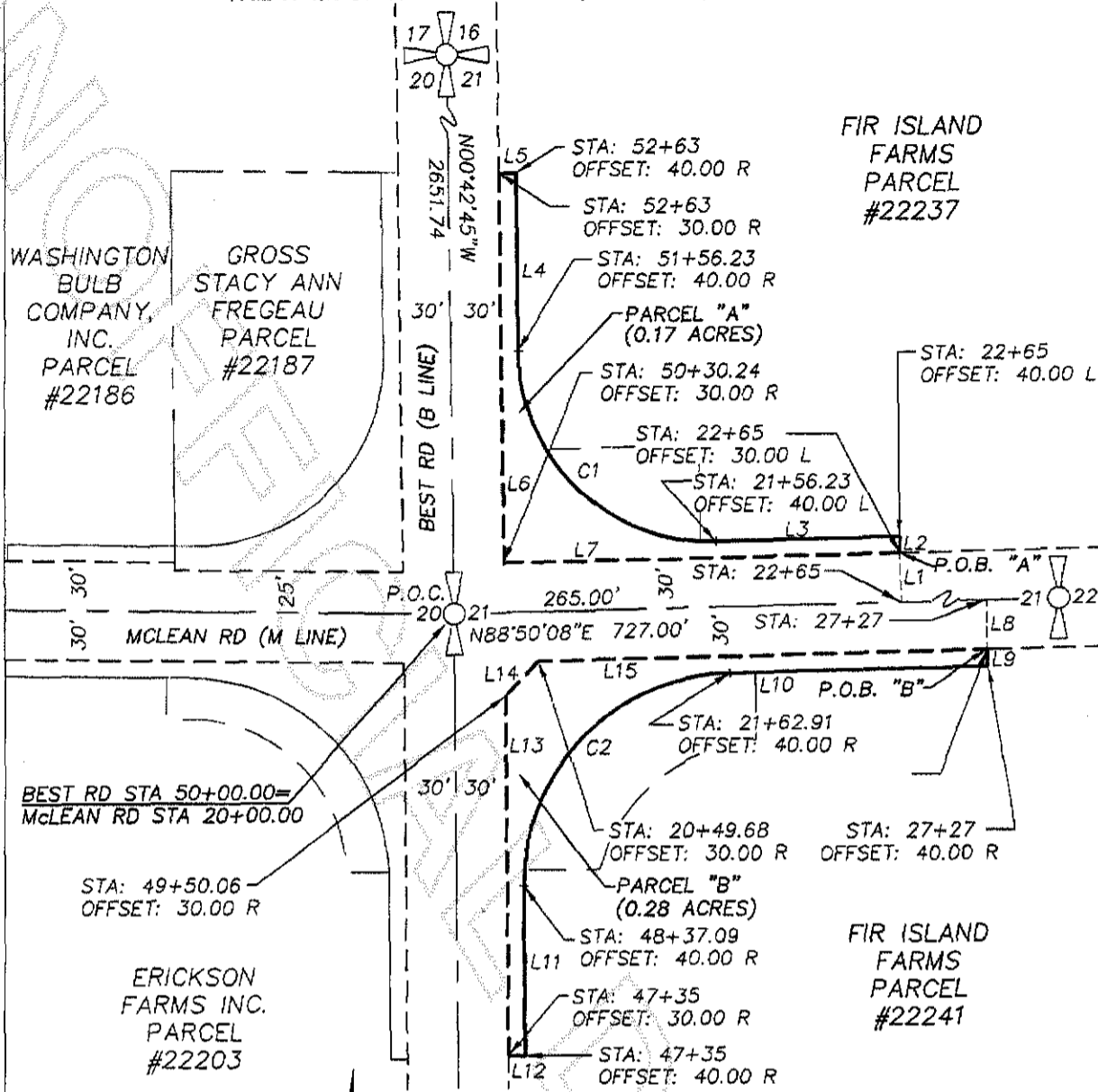
Thence continuing S01°09'52"E, 10.00 feet to M Line station 27+27.00, right 40.00 feet; thence S88°50'08"W, 564.09 feet to the beginning of a 125.00-foot-radius curve to the left being M Line station 21+62.91, right 40.00 feet; thence southerly along said curve, through a central angle of 89°16'10", an arc distance of 194.76 feet to B Line station 48+37.09, right 40.00 feet; thence S00°26'02"E, 102.09 feet to B Line station 47+35.00, right 40.00 feet; thence S89°33'58"W, 10.00 feet to the east margin of aforesaid Best Road being B Line station 47+35.00, right 30.00 feet; thence N00°26'02"W, along said east margin, a distance of 215.06 feet to the south margin of aforesaid McLean Road being B line station 49+50.06, right 30.00 feet; thence N43°50'08"E, along said south margin, a distance of 28.74 feet to M Line station 20+49.68, right 30.00 feet; thence N88°50'08"E, along said south margin, a distance of 677.32 feet to the **POINT OF BEGINNING**.

Containing approximately 12,280 square feet or 0.28 acres.



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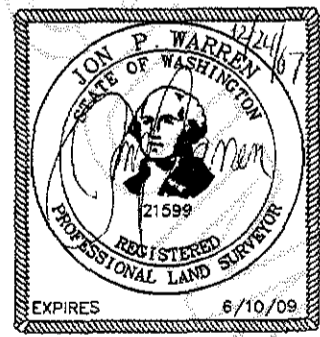
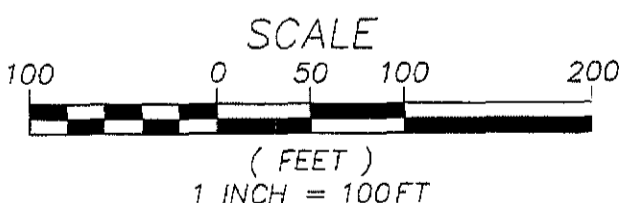
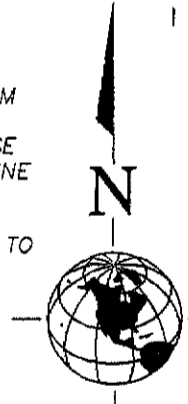
THE W 1/2 OF W 1/2 OF SEC. 21, TWP 34N., R03E., W.M.



NOTE:
 STATIONS & OFFSETS ARE REFERENCED FROM THE CENTERLINE OF BEST ROAD, OTHERWISE REFERRED TO AS B LINE AND THE CENTERLINE OF MCLEAN ROAD OTHERWISE REFERRED TO AS M LINE.

LEGEND

	P.O.B.	POINT OF BEGINNING
	P.O.C.	POINT OF COMMENCEMENT
		PROPERTY LINE
		ROW DEDICATION LINE
		RIGHT OF WAY LINE
		CENTERLINE



WHPacific

3350 Monte Villa Parkway
 Bothell, WA 98021
 425-951-4800 Fax 425-951-4808
 www.whpacific.com

SKAGIT COUNTY, WASHINGTON

SKAGIT COUNTY
 ROW DEDICATION
 EXHIBIT "B"



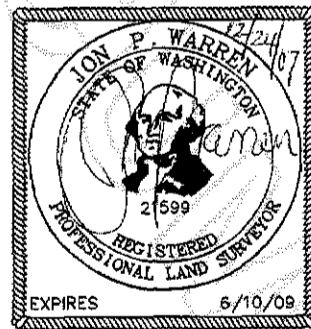
PLOT DATE: 12/20/07
 LAST EDIT: 12/20/07

CURVE TABLE

#	DELTA	RADIUS	LENGTH
C1	90°27'07"	115.00'	181.55'
C2	89°16'10"	125.00	194.76'

LINE TABLE

#	BEARING	LENGTH
L1	N01°09'52"W	30.00'
L2	N01°09'52"W	10.00'
L3	S88°50'08"W	108.77'
L4	N00°42'45"W	106.77'
L5	S89°17'15"W	10.00'
L6	S00°42'45"E	232.76'
L7	N88°50'08"E	234.76'
L8	S01°09'52"E	30.00'
L9	S01°09'52"E	10.00'
L10	S88°50'08"W	564.09'
L11	S00°26'02"E	102.09'
L12	S89°33'58"W	10.00'
L13	N00°26'02"W	215.06'
L14	N43°50'08"E	28.74'
L15	N88°50'08"E	677.32'



PLOT DATE: 12/20/07

WHPacific

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425-951-4800 Fax 425-951-4808
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SKAGIT COUNTY, WASHINGTON

SKAGIT COUNTY
ROW DEDICATION
EXHIBIT "B"

LAST EDIT: 12/20/07

SCALE: 1"=100'

PROJECT NO. 035028

FILE NAME: SURV-EX01

SHEET: 2/2



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Skagit County Auditor