

After recording return document to:

City of Burlington
833 S Spruce Street
Burlington, WA 98233



200807150028

Skagit County Auditor

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Document Title: *Quitclaim Deed*

Grantor: *Burlington-Edison School District #100*

Grantee: *City of Burlington*

Legal Description: *Ptn E 1/2, 31-35-4E W.M.*

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

Assessor's Tax Parcel Numbers: *P38146, P38147, P38148, P38152, P62467*

In the Matter of: NORTH BURLINGTON BOULEVARD IMPROVEMENTS

QUITCLAIM DEED

The Grantor, **BURLINGTON-EDISON SCHOOL DISTRICT #100**, a **Washington municipal corporation**, for and in consideration of the sum of MUTUAL BENEFITS, hereby conveys and quitclaims to the **CITY OF BURLINGTON**, a Municipal Corporation of the State of Washington, all of its right, title and interest in 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 descriptions 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.

QUITCLAIM DEED

Dated this 3rd day of June, 2008

GRANTOR:

BURLINGTON-EDISON SCHOOL DISTRICT #100

By: [Signature]

Its: Superintendent

2298
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 15 2008

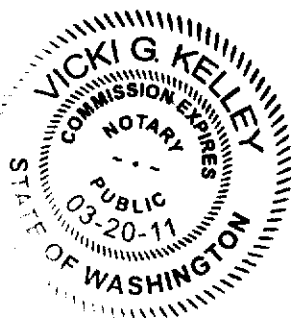
Amount Paid ☒
By Skagit Co. Treasurer Deputy
[Signature]

STATE OF WASHINGTON

COUNTY OF Skagit } ss.

On this 3rd day of June, 2008, before me personally appeared Mr. Richard Jones, to me known to be the Superintendent of BURLINGTON-EDISON SCHOOL DISTRICT #100, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

DATED this 3rd day of June, 2008.



Vicki G. Kelley
Notary Public
Residing at Burlington, WA
My appointment expires 03-20-11



QUITCLAIM DEED

GRANTEE:

Approved as to Form:

CITY OF BURLINGTON

Chal Martin, P.E.
Public Works Director

Attest:

MLK 6/5/08



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QUITCLAIM DEED

EXHIBIT "A"

Legal Description of Parcel P38146 before Right of Way Acquisition

(Shown as Parcel "D" on Land Title Company Limited Liability Report Order No. 120943-LL dated April 19, 2006)

The South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ East of Highway,

EXCEPT the South 248 feet thereof, Section 31, Township 35 North, Range 4 East, W.M.,

AND EXCEPT the following described tract:

That portion of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the North line of said subdivision with the West line of State Road No. 1 along the East line thereof;

Thence West along the North line of said subdivision, 135 feet;

Thence South parallel with the West line of said State Road, 76 feet;

Thence East to a point on said West line which is 76 feet South of the point of beginning,

AND ALSO EXCEPTING from the remainder, the South 125 feet of the East 419.94 feet thereof.

Situate in the County of Skagit, State of Washington.

Legal Description of Right of Way Acquisition on Parcel P38146

Beginning at the Southeast corner of said Parcel P38146;

Thence North $02^{\circ}22'13''$ East, along the Westerly Right of Way of North Burlington Blvd.,

a distance of 204.11 feet to a point on the North line of said Parcel P38146;

Thence North $89^{\circ}09'23''$ West, along the North line of said Parcel P38146, a distance of 74.03 feet;

Thence South $44^{\circ}46'36''$ East, leaving the North line of said Parcel P38146, a distance of 35.18 feet to a point called out as Station 19+19.22, 78.22 feet Left as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheet 4 of 7, approved in 2007, on file with the City of Burlington Public Works Department;



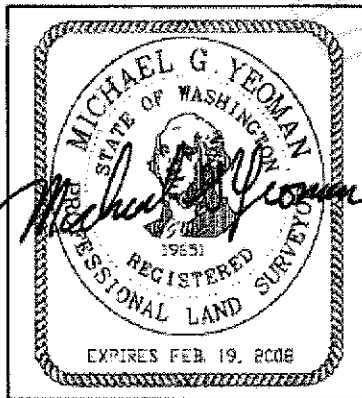
QUITCLAIM DEED

EXHIBIT "A" Cont'd

Thence South 11°22'17" East, a distance of 64.50 feet to a point called out as Station 18+56.56, 62.90 feet Left as shown on the aforementioned Right of Way Plan;

Thence South 05°06'45" East, a distance of 116.92 feet to a point on the South line of said Parcel P38146;

Thence South 88°49'13" East, along the South line of said Parcel P38146, a distance of 17.67 feet to the Point of Beginning.



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QUITCLAIM DEED

EXHIBIT "A" Cont'd

Legal Description of Parcel P38147 before Right of Way Acquisition

(Shown as Parcel "E" on Land Title Company Limited Liability Report Order No. 120943-LL dated Apr. 19, 2006)

The South 125 feet of the East 380 feet of the following described tract:

The South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ East of highway, less the South 248 feet thereof, in Section 31, Township 35 North, Range 4 East, W.M., EXCEPT road right of way.

Situate in the County of Skagit, State of Washington.

Legal Description of Right of Way Acquisition on Parcel P38147

Beginning at the Southeast corner of said Parcel E;

Thence North $02^{\circ}22'13''$ East, along the Westerly Right of Way of North Burlington Blvd., a distance of 125.03 feet to a point on the North line of said Parcel E;

Thence North $88^{\circ}49'13''$ West, along the North line of said Parcel E, a distance of 17.67 feet to a point called out as Station 17+40.64, 47.67 feet Left 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 South $00^{\circ}36'44''$ East, a distance of 125.06 feet to a point on the South line of said Parcel E, said point called out as Station 16+15.75, 41.16 feet Left as shown on the aforementioned Right of Way Plan;



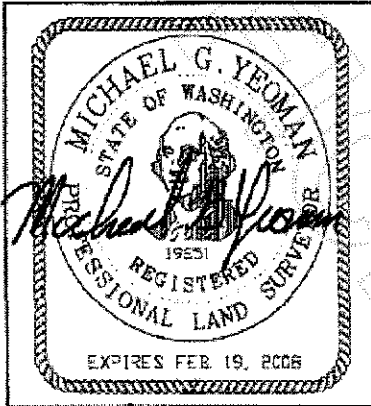
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EXHIBIT "A" Cont'd

Thence South 88°49'13" East, along the South line of said Parcel E, a distance of 11.17 feet to the Point of Beginning.



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QUITCLAIM DEED

EXHIBIT "A" Cont'd

Legal Description of Parcel P38148 before Right of Way Acquisition

(Shown as Parcel "C" on Land Title Company Limited Liability Report Order No. 120943-LL dated April 19, 2006)

The South 248 feet of that portion of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M., lying between the East line of Primary State Highway No. 1, Conway Junction, to Junction of P.S.H. No. 1, North of Burlington and the West line of Old State Road No. 1 (Highway 99).

Situate in the County of Skagit, State of Washington.

Legal Description of Right of Way Acquisition on Parcel P38148

Beginning at the Southeast corner of said Parcel P38148;

Thence North $02^{\circ}22'13''$ East, along the Westerly Right of Way of North Burlington Blvd.,
a distance of 248.05 feet to a point on the North line of said Parcel P38148;

Thence North $88^{\circ}49'13''$ West, along the North line of said Parcel P38148, a distance of 12.26 feet to a point called out as Station 16+15.73, 42.26 feet Left 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 South $02^{\circ}39'51''$ West, leaving the North line of said Parcel P38148, a distance of 18.72 feet to a point called out as Station 15+97.01, 42.35 feet Left as shown on the aforementioned Right of Way Plan;



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QUITCLAIM DEED

EXHIBIT "A" Cont'd

Thence South 86°22'36" East, a distance of 5.26 feet to a point called out as Station 15+96.89, 37.09 feet Left as shown on the aforementioned Right of Way Plan;

Thence South 03°47'37" West, a distance of 21.75 feet to a point called out as Station 15+75.15, 37.63 feet Left as shown on the aforementioned Right of Way Plan;

Thence North 85°30'42" West, a distance of 4.50 feet to a point called out as Station 15+75.32, 42.13 feet Left as shown on the aforementioned Right of Way Plan;

Thence South 03°50'04" West, a distance of 186.60 feet to a point called out as Station 13+88.78, 46.90 feet Left as shown on the aforementioned Right of Way Plan;

Thence North 86°12'39" West, a distance of 1.00 feet to a point called out as Station 13+88.81, 47.90 feet Left as shown on the aforementioned Right of Way Plan;

Thence South 04°24'03" West, a distance of 21.28 feet to a point on the South line of said Parcel P38148;

Thence South 88°49'13" East, along the South line of said Parcel P38148, a distance of 18.65 feet to the Point of Beginning.



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QUITCLAIM DEED

EXHIBIT "A" Cont'd

Legal Description of Parcel P38152 before Right of Way Acquisition

(Shown as Parcel "B" on Land Title Company Limited Liability Report Order No. 120943-LL dated April 19, 2006)

That portion of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the North line of said subdivision with the West line of State Road No. 1 along the East line thereof;
thence West along the North line of said subdivision, 135 feet;
thence South parallel with the West line of said State Road, 76 feet;
thence East to a point on the said West line which is 76 feet South of the point of beginning.

Situate in the County of Skagit, State of Washington.

Legal Description of Right of Way Acquisition on Parcel P38152

Beginning at the Southeast corner of said Parcel B;

Thence North $02^{\circ}22'13''$ East, along the Westerly Right of Way of North Burlington Blvd.,
a distance of 76.03 feet to a point on the North line of said Parcel B;

Thence North $89^{\circ}09'23''$ West, along the North line of said Parcel B, a distance of 105.66 feet;

Thence South $01^{\circ}06'00''$ West, leaving the North line of said tract E, a distance of 46.83 feet to a point called out as Station 19+71.51, 134.58 feet Left as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheet 4 of 7, approved in 2007, on file with the City of Burlington Public Works Department;



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QUITCLAIM DEED

EXHIBIT "A" Cont'd

Thence South 44°46'36" East, a distance of 41.70 feet to a point on the South line of said Parcel B;

Thence South 89°09'23" West, along the South line of said Parcel B, a distance of 74.03 feet the Point of Beginning.



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QUITCLAIM DEED

EXHIBIT "A" Cont'd

Legal Description of Parcel P62467 before Right of Way Acquisition

(Shown as Parcel "F" on Land Title Company Limited Liability Report Order No. 120943-LL dated April 19, 2006)

Lot 29, and the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the East $\frac{1}{2}$ of Lot 32, and the East 28 feet of the North $\frac{1}{4}$ of the West $\frac{1}{2}$ of Lot 32, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion of Tract 32 conveyed to the City of Burlington for road purposes by deed recorded July 13, 1961, under Auditor's File No. 609923 in Volume 317 of Deeds, page 443.

Situate in the County of Skagit, State of Washington.

Legal Description of Right of Way Acquisition on Parcel P62467

Beginning at the Northeast corner of said Parcel P62467;

Thence North $88^{\circ}49'13''$ West, along the North line of said Parcel P62467, a distance of 18.65 feet;

Thence South $04^{\circ}24'03''$ West, a distance of 11.93 feet to a point called out as Station 13+55.70, 49.09 feet Left as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheets 2 and 3 of 7, approved in 2007, on file with the City of Burlington Public Works Department;

Thence South $05^{\circ}09'08''$ West, a distance of 168.38 feet to a point called out as Station 11+87.53, 57.53 feet Left as shown on the aforementioned Right of Way Plan;

Thence South $02^{\circ}15'22''$ West, a distance of 113.18 feet to a point called out as Station 10+74.36, 57.49 feet Left as shown on the aforementioned Right of Way Plan;

Thence South $00^{\circ}05'35''$ East, a distance of 32.39 feet to a point called out as Station 10+42.00, 56.15 feet Left as shown on the aforementioned Right of Way Plan;



QUITCLAIM DEED

EXHIBIT "A" Cont'd

Thence South 07°35'22" East, a distance of 54.30 feet to a point called out as Station 9+88.50, 46.84 feet Left as shown on the aforementioned Right of Way Plan;

Thence South 87°43'15" East, a distance of 16.84 feet to a point on the Westerly Right of Way of North Burlington Blvd., said point called out as Station 9+88.50, 30.00 Left as shown on the aforementioned Right of Way Plan;

Thence North 02°16'44" East, along the Westerly Right of Way of North Burlington Blvd., a distance of 379.48 feet to the Point of Beginning.



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