

City of Sedro-Woolley
325 Metcalf St
Sedro Woolley, WA 98284
Attention: Mark A. Freiburger, PE



200811190086

Skagit County Auditor

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5 2:18PM

STATUTORY WARRANTY DEED

Grantor(s): Patrick A. Rimmer Family Limited Partnership

GUARDIAN NORTHWEST TITLE CO.

Grantee: City of Sedro-Woolley

94413-1

Abbreviated Legal: Ptn of Lots 3 - 8, Blk 1, Moore's Add to Woolley, V 2, P 62

Tax Parcel No.: 4167-001-008-0001 (P76818)

Project Parcel #P76818

SR 20 N Skagit F & S Roundabout

THE GRANTOR(S), Patrick A. Rimmer Family Limited Partnership, a Washington limited partnership, for and in consideration of mutual benefits and in further consideration of the general public welfare and of the peculiar and special benefits to accrue to us therefrom, do(es) by these presents warrant, grant, and convey to the City of Sedro-Woolley a Municipal Corporation in Skagit County, Washington, for the use of the public, the following described real estate situated in Skagit County, Washington, to the same extent and purposes as if the rights granted had been acquired under the Eminent Domain Statute of the State of Washington, together with any after-acquired title therein, to wit:

Per Exhibit A attached hereto and made a part hereof by this reference

The Grantor(s) acknowledge(s) that the property and/or property rights conveyed herein are a donation; the consideration is a mutual benefit to be derived; and the Grantor(s) has been informed of its right to receive just compensation and have waived said rights.

3778
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 19 2008

Amount Paid \$0
Skagit Co. Treasurer
By *man* Deputy

3767
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 18 2008

Amount Paid \$0
Skagit Co. Treasurer
By *man* Deputy

The Grantor(s) hereby request(s) the Assessor-Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the real property hereby conveyed, as provided by RCW 84.60.070.

DATED this 17th day of Nov., 20 08.

Patrick A. Rimmer Family Limited Partnership

By *Patrick A. Rimmer*
Printed Name: Patrick A. Rimmer
Its: Mgr. Partner

By _____
Printed Name: _____
Its: _____

STATE OF WASHINGTON

County of _____

}
} SS.
}

I certify that I know or have satisfactory evidence that _____ and _____ (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she) is the individual(s) described in and who signed this instrument as General Partner(s) of _____, a Limited Partnership, and acknowledged it to be (his/her) free and voluntary act, for the uses and purposes mentioned in this instrument, and on oath stated that he/she is authorized to execute the instrument.

DATED: _____

Name (typed or printed): _____
NOTARY PUBLIC in and for the State of Washington
Residing at _____
My appointment expires: _____

Accepted By:

[Signature] 11-18-08
City of Sedro-Woolley Date



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

On November 17, 2008 before me, Kathryn L. Hunter, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Patrick A. Rimmer

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kathryn L. Hunter

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____



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EXHIBIT A

RIGHT OF WAY

THAT PORTION OF LOTS 3 THROUGH 8, BLOCK 1 OF "MOORE'S ADD. TO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 3 AND THE NORTH MARGIN OF SR20; THENCE SOUTH 88°43'17" EAST ALONG SAID NORTH MARGIN FOR A DISTANCE OF 154.08 FEET TO A POINT ON THE ARC OF A NON TANGENTIAL CURVE WHOSE CENTER BEARS NORTH 44°04'01" EAST HAVING A RADIUS OF 65.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°33'12" FOR A DISTANCE OF 7.43 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 74.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°41'04" FOR A DISTANCE OF 41.20 FEET; THENCE NORTH 0°35'40" EAST FOR A DISTANCE OF 96.71 FEET TO A THE NORTH LINE OF SAID LOT 7; THENCE NORTH 88°16'30" WEST ALONG SAID NORTH LINE OF LOTS 5 THROUGH 7 FOR A DISTANCE OF 60.01 FEET; THENCE SOUTH 0°35'40" WEST FOR A DISTANCE OF 64.40 FEET TO A POINT ON THE ARC OF A NON TANGENTIAL CURVE WHOSE CENTER BEARS NORTH 75°29'57" WEST HAVING A RADIUS OF 99.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°59'33" FOR A DISTANCE OF 107.66 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 0°56'52" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 10, 472 SQUARE FEET.

SITUATE IN SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

SEE ATTACHED EXHIBIT B



200811190086

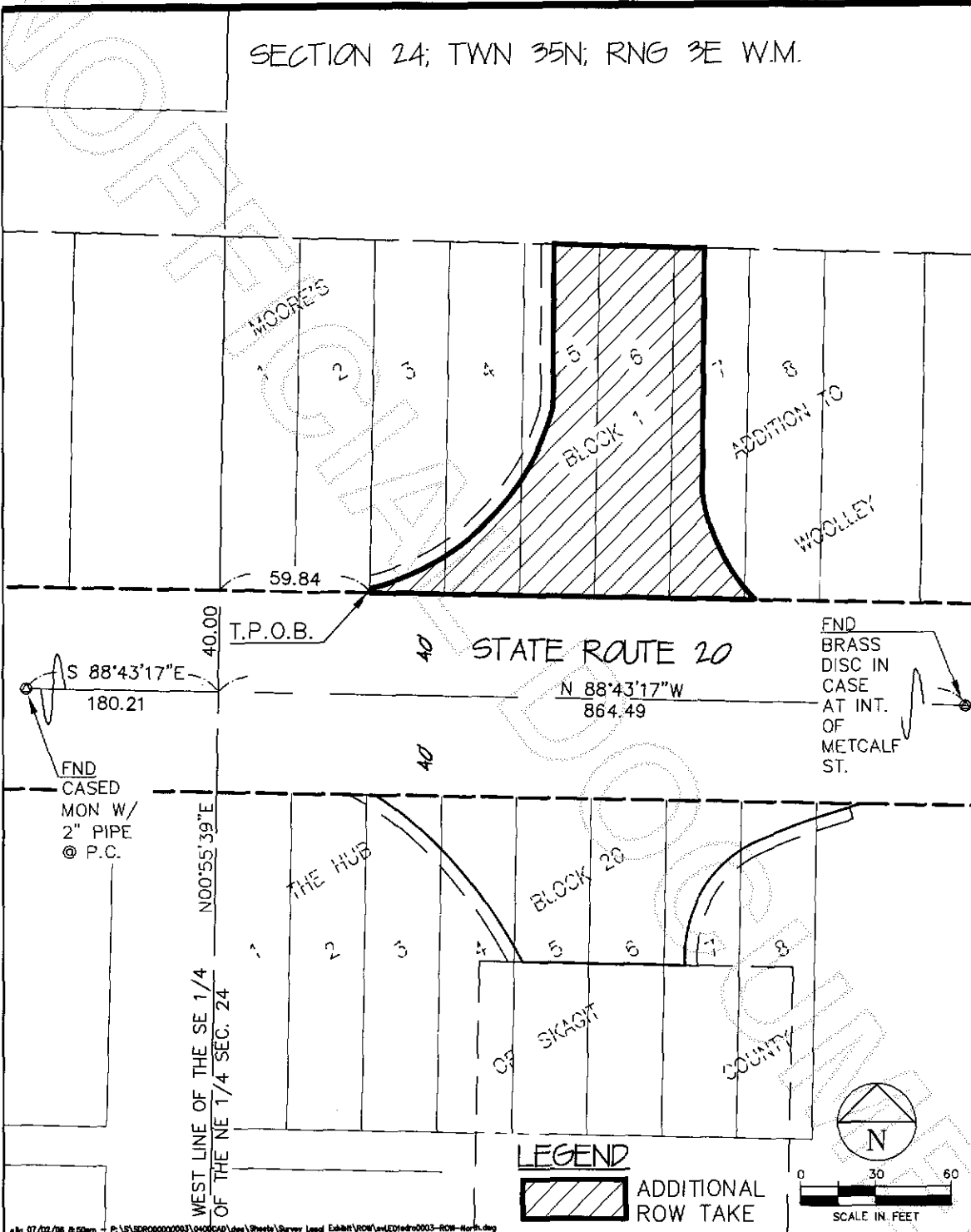
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SECTION 24; TWN 35N; RNG 3E W.M.



g:\07\02\06 8:50am - P:\S\SDR000000003\04000000\day\Sheets\Survey Legal Exhibit\ROW\row\ED01adro0003-ROW-North.dwg

EXHIBIT B

DATE: 6/27/2008 DESIG: gja
RE: SDR00003 / svLE01adro0003-ROW-North
DRAWN: gja



**DAVID EVANS
AND ASSOCIATES INC.**
119 Grand Avenue, Suite D
Bellingham Washington 98225
Phone: 360.547.7151

**STATE ROUTE 20
RIGHT OF WAY
EXHIBIT MAP**



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