

City of Sedro-Woolley
325 Metcalf St
Sedro Woolley, WA 98284
Attention: Mark A. Freiburger, PE, Director of Public Works/City Engineer



200811190088

Skagit County Auditor

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GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED

94413-4

Grantor(s): Patrick A. Rimmer Family Limited Partnership
Grantee: City of Sedro-Woolley
Abbreviated Legal: Ptn of NW¼ Sec. 24 T35N R4E W.M.
Tax Parcel No.: 350424-2-003-0300 (P122795)
Project Parcel #P122795
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 and Exhibit B 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.

3779
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 19 2008

Amount Paid \$2
Skagit Co. Treasurer
By *nam* 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 17 day of Nov, 2008.

Patrick A. Rimmer Family Limited Partnership

By Patrick A. Rimmer

Printed Name: Patrick A Rimmer

Its: Mgt. 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 _____ and _____ of Patrick A. Rimmer Family Limited Partnership, 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



200811190088

Skagit County Auditor

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

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

personally appeared Patrick A. Rimmer



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 DEDICATION

PARENT PARCEL

P122795

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 1, "MOORE'S ADD. TO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON; RUNNING THENCE EAST ALONG THE NORTH LINES OF BLOCKS 1 AND 2, A DISTANCE OF 355 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 245 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINES OF MOORE'S ADDITION A DISTANCE OF 355 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 245 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

DEDICATION

THAT PORTION OF THE ABOVE DESCRIBED PARENT PARCEL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARENT PARCEL; THENCE NORTH 00°55'39" EAST ALONG THE WEST LINE OF SAID PARENT PARCEL FOR A DISTANCE OF 50.64 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE HAVING A RADIUS OF 15.50 FEET AND WHOSE CENTER BEARS NORTH 14°42'25" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°41'55" FOR A DISTANCE OF 20.21 FEET; THENCE NORTH 00°35'40" EAST FOR A DISTANCE OF 1.00 FEET; THENCE SOUTH 89°24'10" EAST FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°35'40" WEST FOR A DISTANCE OF 68.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARENT PARCEL; THENCE NORTH 88°16'30" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 71.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,676 SQUARE FEET

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SEE ATTACHED EXHIBIT B.



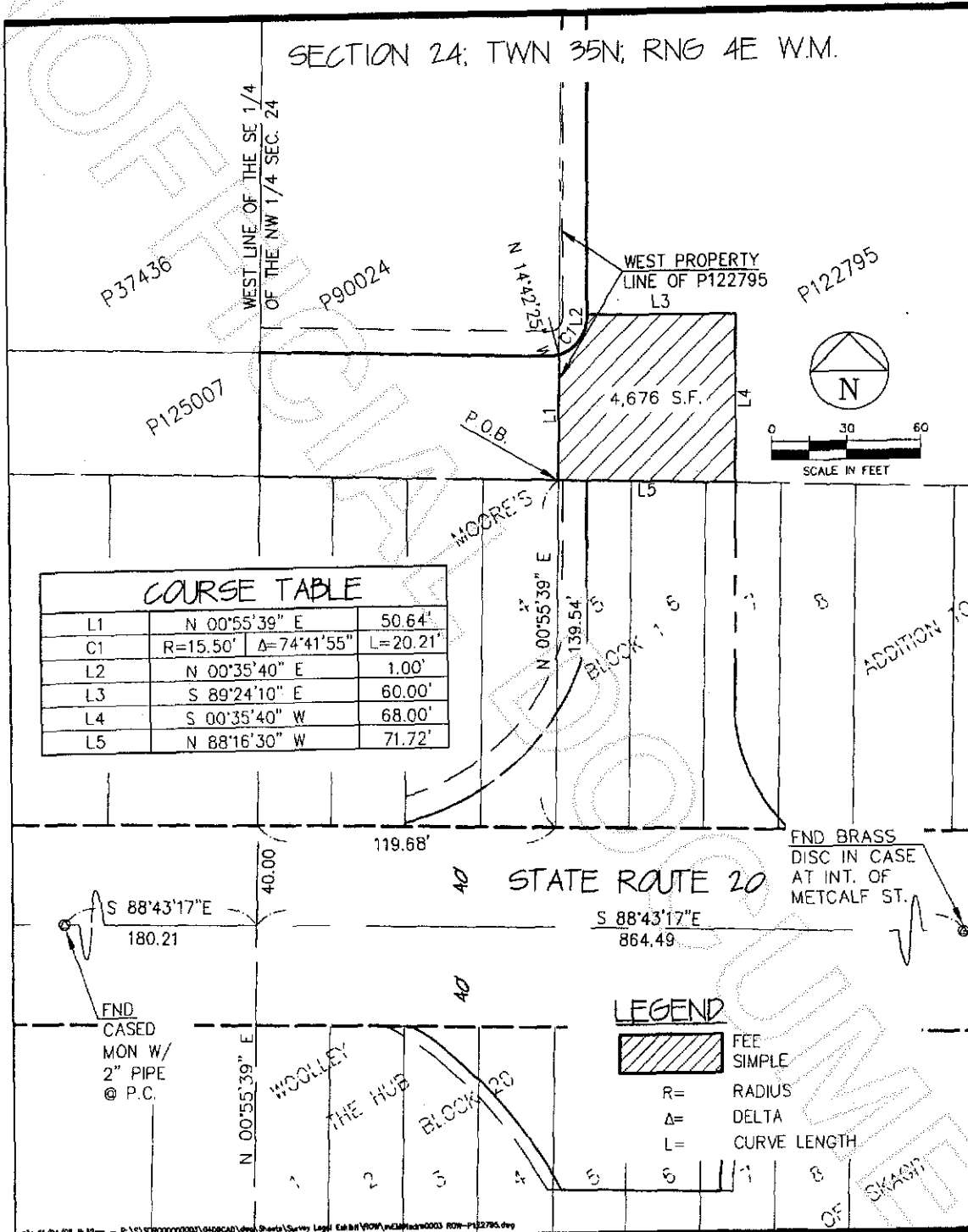
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SECTION 24; TWN 35N; RNG 4E W.M.



11/04/08 8:32am - P:\S\0000000003\0400000003\Survey Log\Cal Bill\WOW\mca\mca0003 ROW-P122795.dwg

EXHIBIT B



DAVID EVANS ASSOCIATES INC.
110 Grand Avenue, Suite D
Bellingham, Washington 98225
Phone: 360.647.7151

NORTH ACCESS ROAD

DATE: 11-4-2008 DESIGN:
FILE: SORO0003 / svEM01adro0003 ROW P122795.dwg
DRAWN: SCW



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