

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



200811190090
Skagit County Auditor

11/19/2008 Page 1 of 4 2:23PM

STATUTORY WARRANTY DEED

94412

GUARDIAN NORTHWEST TITLE CO.

Grantor(s): Sea-Land Development Corporation
Grantee: City of Sedro-Woolley
Abbreviated Legal: Ptn of Lots 1 – 8 and ptn of vacated Elgin St, Blk 20, Woolley the Hub of Skagit County, V 2 of Plats, P 92
Tax Parcel No.: 350424-0-007-0000 (P37350)
Project Parcel #P37350
SR 20 N Skagit F & S Roundabout

THE GRANTOR(S), Sea-Land Development Corporation, a Washington Corporation, as a gift and in further consideration of the general public welfare 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 and the Grantor(s) has been informed of its right to receive just compensation and have waived said rights.

3701
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 19 2008

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* 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.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this 5th day of November, 2009.

Sea-Land Development Corporation

By [Signature]
Printed Name: Mark A Nysether
Its: President

By _____
Printed Name: _____
Its: _____

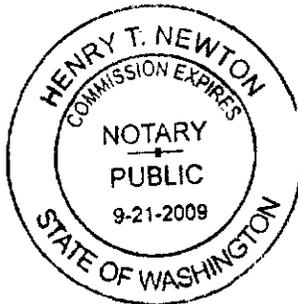
STATE OF WASHINGTON

County of _____

SS.

I certify that I know or have satisfactory evidence that Mark A. Nysether and _____ (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he is/she is/they are) authorized to execute the instrument and acknowledged it as the President and _____ of Sea-Land Development Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 11/6/09



[Signature]
Name (typed or printed): Henry T Newton
NOTARY PUBLIC in and for the State of Washington
Residing at Everett, WA
My appointment expires: 9/21/09

Accepted By:

[Signature] 11/14/08
City of Sedro-Woolley Date



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EXHIBIT A

RIGHT OF WAY

THAT PORTION OF LOTS 1 THROUGH 8 AND A PORTION OF VACATED ELGIN STREET, BLOCK 20 OF WOOLLEY, THE HUB OF SKAGIT COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 1 (SAID WEST LINE ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M.) AND THE SOUTH MARGIN OF SR 20; THENCE SOUTH 88°43'17" EAST ALONG SAID NORTH MARGIN FOR A DISTANCE OF 63.02 FEET TO THE TRUE POINT OF BEGINNING AND TO A POINT ON THE ARC OF A NON TANGENTIAL CURVE WHOSE CENTER BEARS SOUTH 31°34'20" WEST HAVING A RADIUS OF 109.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°31'00" FOR A DISTANCE OF 16.20 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 189.50 FEET THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°23'26" FOR A DISTANCE OF 60.82 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 339.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'40" FOR A DISTANCE OF 12.71 FEET; THENCE SOUTH 88°43'17" EAST PARALLEL WITH THE SOUTH MARGIN OF SAID SR20 FOR A DISTANCE OF 64.76 FEET TO A POINT ON THE ARC OF A NON TANGENTIAL CURVE WHOSE CENTER BEARS NORTH 85°46'47" EAST HAVING A RADIUS OF 49.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°37'24" FOR A DISTANCE OF 61.01 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 289.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°39'54" FOR A DISTANCE OF 43.78 FEET TO A POINT ON THE SOUTH MARGIN OF SAID SR20; THENCE NORTH 88°43'17" WEST ALONG SAID SOUTH MARGIN FOR A DISTANCE OF 194.70 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,929 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



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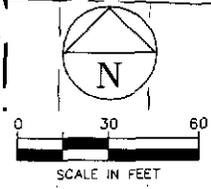
Skagit County Auditor

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

WEST LINE OF THE SE 1/4
OF THE NW 1/4 SEC. 24

MOORE'S ADDITION TO WOOLLEY BLOCK 1

COURSE TABLE			
C1	R=109.00'	Δ=8°31'00"	L=16.20'
C2	R=189.50'	Δ=18°23'26"	L=60.82'
C3	R=339.50'	Δ=2°08'40"	L=12.71'
L1	S 88°43'17" E		64.76'
C4	R=49.50'	Δ=70°37'24"	L=61.01'
C5	R=289.50'	Δ=8°39'54"	L=43.78'
L2	N 88°43'17" W		194.70'



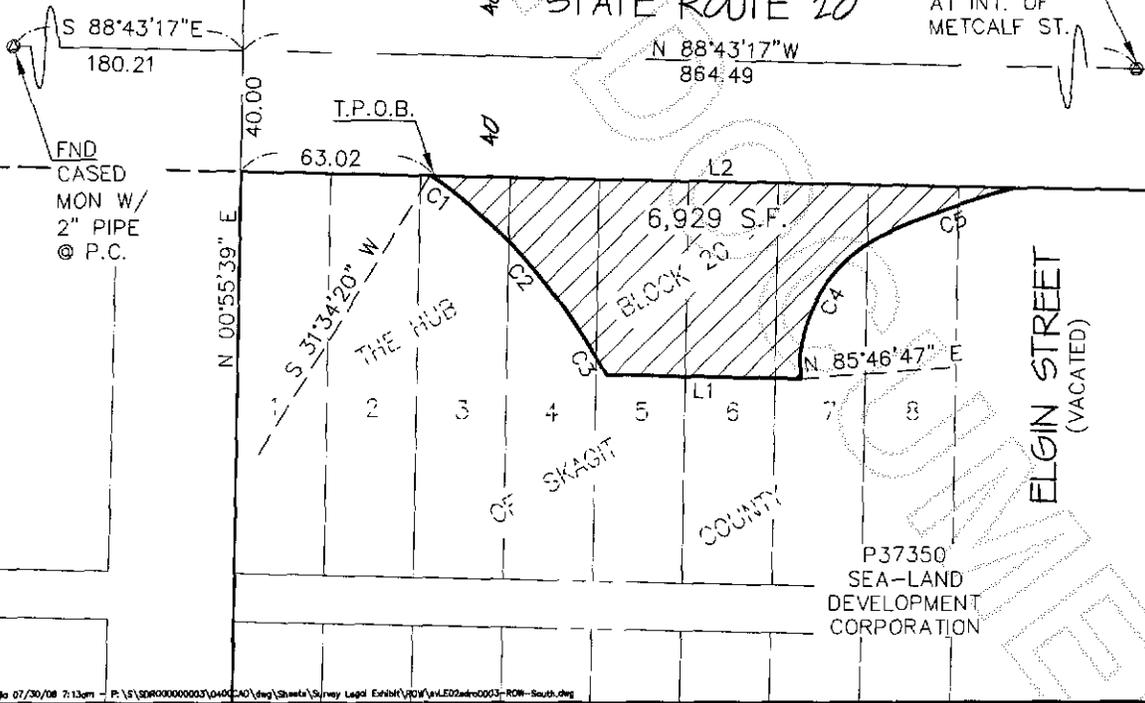
LEGEND

- FEE SIMPLE
- R= RADIUS
- Δ= DELTA
- L= CURVE LENGTH

ELGIN STREET
(VACATED)

STATE ROUTE 20

FND BRASS
DISC IN CASE
AT INT. OF
METCALF ST.



ELGIN STREET
(VACATED)

P37350
SEA-LAND
DEVELOPMENT
CORPORATION

gjc 07/30/08 2:13pm - P:\S\SDR00000003\0400\040\deg\shanta\Survey Legal Exhibit\03\svLE02sdro0003-ROW-South.dwg

EXHIBIT B

DATE: 6/27/2008 DESIGN: gjc
FILE: SDR00003 / svLE02sdro0003-ROW-South DRAWN: gjc

**DAVID EVANS
AND ASSOCIATES**
119 Grand Avenue, Suite
Bellingham Washington 982
Phone: 360.647.7151

**STATE ROUTE 20
RIGHT OF WAY**



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