

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



200811250087
Skagit County Auditor

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STATUTORY WARRANTY DEED

Grantor(s): Patrick Road, L.L.C.
Grantee: City of Sedro-Woolley
Abbreviated Legal: Ptn of NE ¼ NW ¼ Sec. 24 T35N R4E W.M.
Tax Parcel No.: 350424-2-003-0208 (P90024)
Project Parcel #P90024
SR 20 N Skagit F & S Roundabout

GUARDIAN NORTHWEST TITLE CO.

44413-3

THE GRANTOR(S), Patrick Road, L.L.C., a Washington limited liability company, 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.

3855
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 25 2008

Amount Paid \$
Skagit Co. Treasurer
By *hwm* 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 Road, L.L.C.

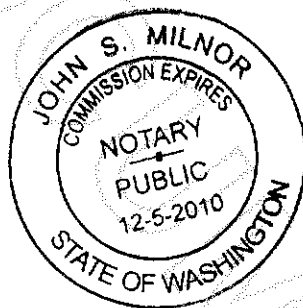
By *Patrick A. Rimmer*
Printed Name: Patrick A. Rimmer
Its: Mgr. Partner

By *William A. Rimmer*
Printed Name: William A. Rimmer
Its: member

STATE OF WASHINGTON }
County of Skagit } SS.

I certify that I know or have satisfactory evidence that William A. Rimmer 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 Member and _____ of Patrick Road, L.L.C. a Limited Liability Company, 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: 11/18/08
John S. Milnor
Name (typed or printed): John S. Milnor
NOTARY PUBLIC in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12-5-10



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 }

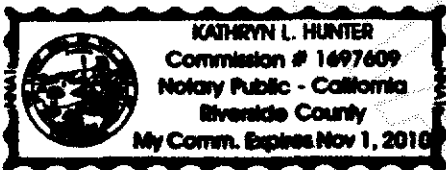
On November 17, 2008 before me, Kathryn L. Hunter Notary Public
Date Here Insert Name and Title of the Officer

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.



Place Notary Seal Above

Signature Kathryn L. Hunter
Signature of Notary Public

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: _____

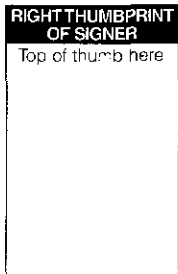
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

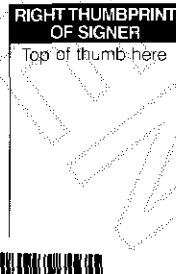
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

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



Signer Is Representing: _____



EXHIBIT A

RIGHT-OF-WAY DEDICATION

PARENT PARCEL

P90024

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING WEST OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY SOUTH OF THE PUGET SOUND AND BAKER RIVER RAILWAY RIGHT-OF-WAY;

EXCEPT DUTCH RIGHTS-OF-WAY;

ALSO EXCEPT ROAD RIGHTS-OF-WAY INCLUDING THOSE KNOWN AS THE SAPP ROAD AND THE EAST JONES ROAD ALONG THE EASTERLY AND NORTH LINES THEREOF.

AND EXCEPT THE FOLLOWING DESCRIBED TRACT (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 50.00 FEET, THENCE SOUTH 88°16'30" EAST



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UNRECORDED
PARALLEL WITH AND 50.00 NORTHERLY OF THE SOUTH LINE OF SAID PARENT PARCEL FOR A DISTANCE OF 115.30 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 15.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°25'55" FOR A DISTANCE OF 4.45 FEET TO A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED EXCEPTION TRACT (P122795); THENCE SOUTH 00°55'39" WEST ALONG THE WEST LINE OF SAID EXCEPTION TRACT (P122795), AND PARALLEL TO THE WEST LINE OF SAID PARENT PARCEL, FOR A DISTANCE OF 50.64 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 119.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,986 SQUARE FEET

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SEE ATTACHED EXHIBIT B.



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