

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



200902200107

Skagit County Auditor

2/20/2009 Page 1 of 4 3:30PM

LAND TITLE OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

Grantor(s): Franklin, Clayton
Grantee: City of Sedro-Woolley
Abbreviated Legal: Ptn of SW ¼ of NE ¼ and ptn of NW ¼ of SE ¼ of S18, T 35 N, S 5 E
Tax Parcel No.: 350518-4-013-0001 (P39392)
Project Parcel #P39392
Fruitdale Road and McGarigle Road Improvements Project

THE GRANTOR(S), Clayton Franklin, a unmarried person as his separate estate, 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

4166
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 20 2009

Amount Paid \$
Skagit Co. Treasurer
By MF 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 2 day of Sept, 2008.


Clayton Franklin


STATE OF WASHINGTON

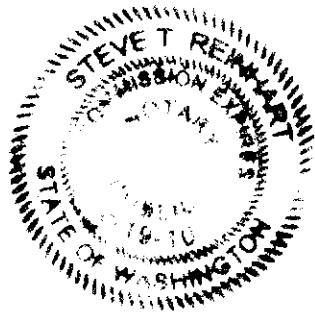
}
} SS.
}

County of


I certify that I know or have satisfactory evidence that Clayton Franklin (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 9/2/08


Name (typed or printed): Steve Reinhart
NOTARY PUBLIC in and for the State of Washington
Residing at matysville, WA
My appointment expires: 2-19-10



Accepted By:


City of Sedro-Woolley Date 9/18/08



Schedule "A-1"

131182-SW

DESCRIPTION:

A portion of the Southwest ¼ of the Northeast ¼ and the Northwest ¼ of the Southeast ¼ of Section 18, Township 35 North, Range 5 East, W.M., more fully described below as **RIGHT OF WAY TO THE CITY OF SEDRO WOOLLEY**, being a portion of the following described parcel:

That portion of the Southwest ¼ of the Northeast ¼ and the Northwest ¼ of the Southeast ¼ of Section 18, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northeast corner of said Northwest ¼ of the Southeast ¼ of Section 18;
thence South 1°31'45" East along the East line thereof, 144.50 feet;
thence South 89°47'00" West 21.41 feet to the Westerly margin of the Fruitdale County Road;
thence continue South 89°47'00" West 120 feet to the East line of "WEDMORE ADDITION", as per plat recorded in Volume 9 of Plats, page 115, records of Skagit County, Washington;
thence North 1°34'30" West parallel with said Westerly margin of the Fruitdale County Road and along the East line of said "WEDMORE ADDITION", a distance of 76 feet to the true point of beginning;
thence continue North 1°34'30" West along said East line of "WEDMORE ADDITION", a distance of 9 feet, more or less, to the Northeast corner of Tract 1 in said Plat;
thence South 88°52'46" West along the North line of said Tract 1, a distance of 54.00 feet;
thence North 01°7'14" West to the Southeasterly margin of the McGarigle County Road (formerly the Puget Sound and Baker River Railway Company railroad right of way) which was conveyed to Skagit County by deed recorded August 21, 1941, under Auditor's File No. 343308 in Volume 184 of Deeds, page 501;
thence North 43°39'04" East along said Southeasterly margin to its intersection with the Westerly margin of the aforementioned Fruitdale County Road;
thence South 1°34'30" East along said West margin to a point North 89°47'00" East of the true point of beginning;
thence South 89°47'00" West a distance of 120 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of said subdivision conveyed to Douglas A. Franklin, et ux, by boundary line adjustment deed recorded November 20, 1995, under Auditor's File No. 9511200074,

EXCEPT mineral rights as reserved in deeds from the Wolverine Company, recorded April 30, 1906, and July 28, 1908, in Volume 63, page 175 and Volume 68, page 357, respectively,

ALSO EXCEPT that portion of said subdivisions conveyed to Rodney C. Gardner by boundary line adjustment deed recorded November 20, 1995, under Auditor's File No. 9511200074.

TOGETHER WITH a non-exclusive easement for utilities over and across a 5 foot strip of land adjacent to and running parallel with the Southeasterly margin of said McGarigle County Road between the West line of the above described main tract and the North line of said "WEDMORE ADDITION".



200902200107
Skagit County Auditor

DESCRIPTION CONTINUED:

RIGHT OF WAY TO THE CITY OF SEDRO WOOLLEY

That portion of the above described parcel for right of way to the City of Sedro-Woolley, right of way more particularly described as follows:

Beginning at the Southeast corner of the above described parcel (for this description the West margin of Fruitdale Road, South of the North line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East, bears North $00^{\circ}12'00''$ West);
thence North $88^{\circ}56'01''$ West along the South line of said above said parcel a distance of 10.00 feet;
thence North $00^{\circ}12'00''$ West on a line parallel and 10.00 feet distant from said West margin of Fruitdale Road a distance of 68.23 feet to an angle point;
thence North $00^{\circ}04'49''$ West on a line parallel and 10.00 feet distant from said West margin of Fruitdale Road a distance of 75.29 feet to the beginning of a curve to the left whose radius is 20.00 feet distant;
thence along arc of said curve through a central angle of $90^{\circ}00'00''$ an arc distance of 31.42 feet;
thence South $89^{\circ}55'11''$ West a distance of 18.99 feet to the beginning of a curve to the left whose radius is 170.00 feet distant;
thence along arc of said curve through a central angle of $44^{\circ}59'08''$ an arc distance of 133.47 feet to the intersection of the Southeasterly margin of McGarigle Road;
thence North $44^{\circ}56'03''$ East along said Southeasterly margin of McGarigle Road a distance of 239.18 feet to the intersection with the Westerly margin of Fruitdale Road;
thence along the Westerly margin of Fruitdale Road the following two courses, South $00^{\circ}04'49''$ East a distance of 214.76 feet to an angle point;
thence South $00^{\circ}12'00''$ East a distance of 68.27 feet to the point of beginning.

All situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



200902200107
Skagit County Auditor

2/20/2009 Page

4 of

4 3:30PM