



200906300136

Skagit County Auditor

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11

3:36PM

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P O Box 47338
Olympia, WA 98504-7338

GUARDIAN NORTHWEST TITLE CO.

95832-1

Document Title: Warranty Deed

Reference Number of Related Document: N/A

Grantor: Diane M. Martin; Val D. Martin Testamentary Trust; The John W. and Jeanne E. Martin Family Limited Partnership

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn SW 1/4 of the NE 1/4 of Section 6, T34N, R4E, W.M.

Additional Legal Description is on Page(s) 9, 10, and 11 of Document

Assessor's Tax Parcel Number(s): 340406-1-002-0204 (P23794); 340406-0-156-0010 (P23789); and 340406-0-039-0005 (P23649)

WARRANTY DEED

State Route 5, SR 20 Interchange

The Grantors, ANN (ANNIE) L. HOLMGREN and SANDRA K. GYURKOVICS, as Co-Trustees of the VAL D. MARTIN TESTAMENTARY TRUST established in Skagit County Probate Case No. 02-4-0-00143-2; DIANE M. MARTIN, a married woman, as her separate estate, and THE JOHN W. AND JEANNE E. MARTIN FAMILY LIMITED PARTNERSHIP, a Washington limited partnership, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby convey and warrant to the **State of Washington, Department of Transportation**, the following described real property situated in Skagit County, State of Washington, under the imminent threat of the Grantee's exercise of its right of Eminent Domain:

For legal description and additional conditions,
see Exhibit A attached hereto and made a part hereof.

RES-302
Revised 09/05

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Page 1 of 11 pages

1914
JUN 30 2009

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

FA No. F-005 ()
Project No. A02039A
Parcel No. 1-16625

WARRANTY DEED

Also, the Grantors request the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described PARCEL "A", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Transportation, by the Headquarters Real Estate Services Manager.

Date: 6/11/09, 2009

VAL D. MARTIN TESTAMENTARY TRUST

By: Ann (Annie) L. Holmgren
ANN (ANNIE) L. HOLMGREN
Co-Trustee

By: Sandra K. Gyurkovics
SANDRA K. GYURKOVICS
Co-Trustee

Diane M. Martin
DIANE M. MARTIN

Ann (Annie) L. Holmgren
By ANN (ANNIE) L. HOLMGREN
co-attorney in fact

Diane M. Martin
DIANE M. MARTIN

Sandra K. Gyurkovics
By SANDRA K. GYURKOVICS
co-attorney in fact



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WARRANTY DEED

THE JOHN W. AND JEANNE E. MARTIN
FAMILY LIMITED PARTNERSHIP,
a Washington limited partnership

By: 

JOHN W. MARTIN, General Partner

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: 

Mike Palazzo

Headquarters Real Estate Services Manager

Date: 6/24/09



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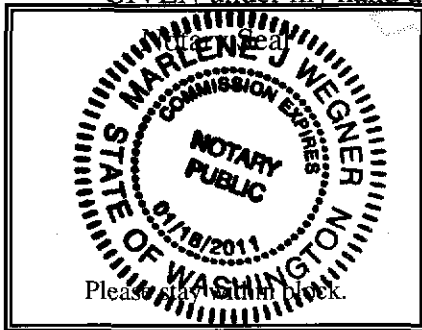
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WARRANTY DEED

STATE OF WASHINGTON)
)
 : ss.
County of Skagit)

On this 16th day of JUNE, 2009, before me personally appeared ANN (ANNIE) L. HOLMGREN, to me known to be a Co-Trustee described herein and who executed the foregoing instrument, and acknowledged that in that capacity as Co-Trustee signed the same as the Trust's free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Marlene J. Wegner
Notary (print name) MARLENE J. WEGNER
Notary Public in and for the State of Washington,
residing at Burlington
My Appointment expires 1/18/2011



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WARRANTY DEED

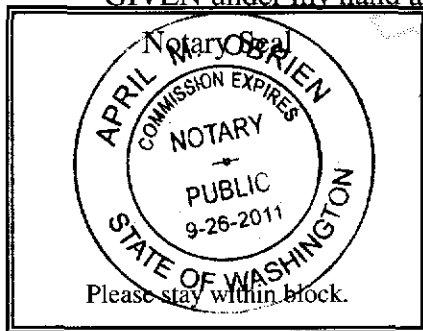
STATE OF WASHINGTON)

: ss.

County of Skagit)

On this 11th day of June, 2009, before me personally appeared SANDRA K. GYURKOVICS, to me known to be a Co-Trustee described herein and who executed the foregoing instrument, and acknowledged that in that capacity as Co-Trustee signed the same as the Trust's free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



April M. O'Brien
Notary (print name) April M. O'Brien
Notary Public in and for the State of Washington,
residing at Marysville
My Appointment expires 9-26-11



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Skagit County Auditor

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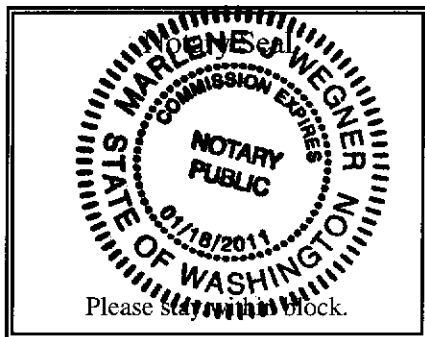
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WARRANTY DEED

STATE OF WASHINGTON)
: ss.
County of Skagit)

On this 16th day of June, 2009, before me personally appeared ANN (ANNIE) L. HOLMGREN to me known to be the individual who executed the foregoing instrument as co-attorney in fact for DIANE M. MARTIN herein described, and acknowledged to me that she signed the said instrument as such co-attorney in fact for said principal, freely and voluntarily, and for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said DIANE M. MARTIN is now living and sane.

GIVEN under my hand and official seal the day and year last above written.



Marlene J. Wegner
Notary (print name) MARLENE J. WEGNER
Notary Public in and for the State of Washington,
residing at Burlington
My Appointment expires 1/18/2011



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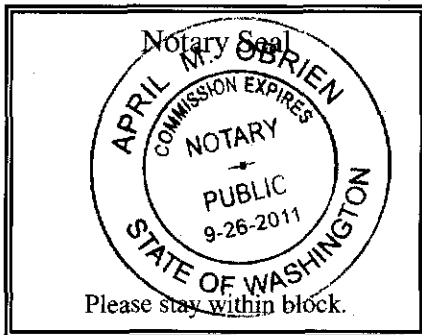
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WARRANTY DEED

STATE OF WASHINGTON)
: ss.
County of Skagit)

On this 11th day of June, 2009, before me personally appeared SANDRA K. GYURKOVICS, to me known to be the individual who executed the foregoing instrument as co-attorney in fact for DIANE M. MARTIN herein described, and acknowledged to me that she signed the said instrument as such co-attorney in fact for said principal, freely and voluntarily, and for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said DIANE M. MARTIN is now living and sane.

GIVEN under my hand and official seal the day and year last above written.



April M. O'Brien
Notary (print name) April M. O'Brien
Notary Public in and for the State of Washington,
residing at Marysville
My Appointment expires 9-26-11



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Skagit County Auditor

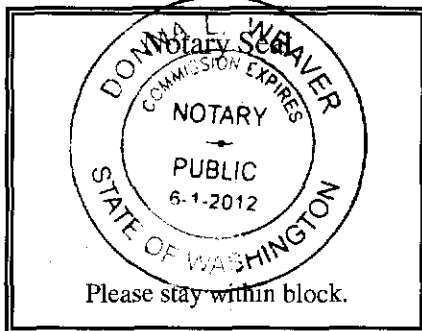
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WARRANTY DEED

STATE OF WASHINGTON)
: SS.
County of Skagit)

On this 15th day of June, 2009, before me personally appeared JOHN W. MARTIN known to me to be the General Partner of THE JOHN W. AND JEANNE E. MARTIN FAMILY LIMITED PARTNERSHIP, the limited partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited partnership, for the uses and purposes therein mentioned, and each on oath stated that they were authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



Donna L. Weaver
Notary (print name) DONNA L WEAVER
Notary Public in and for the State of Washington,
residing at Burlington
My Appointment expires 6/1/2012



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WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying northeasterly of a line beginning at a point opposite Highway Engineer's Station (herein after referred to as HES) N 21+34.73 on the N line survey of SR 5, SR 20 Interchange and 57 feet southerly therefrom; thence southeasterly to a point opposite HES 314+90.64 on the SR 5 line survey of said Highway and 361.81 feet westerly therefrom; thence southeasterly to a point opposite HES 314+56.50 on said SR 5 line survey and 260 feet westerly therefrom; thence southeasterly to a point opposite HES 314+11± on said SR 5 line survey and 160.98 feet westerly therefrom, said point being on the easterly line of said PARCEL "A" and the end of this line description.

AND all that portion of the hereinafter described PARCEL "A" lying southwesterly of a line beginning at HES NT 22+58.64 on the NT line survey of said Highway; thence northeasterly to a point opposite said HES NT 22+58.64 and 32.55 feet northeasterly therefrom; thence southeasterly to a point opposite HES NT 23+00.08 on said line survey and 30.05 feet northeasterly therefrom; thence southeasterly to a point opposite HES NT 23+50.15 on said line survey and 29.89 feet northeasterly therefrom; thence southeasterly to a point opposite HES NT 24+00.04 on said line survey and 28.80 feet northeasterly therefrom; thence southeasterly to a point opposite HES NT 24+17.71 on said line survey and 26.48 feet northeasterly therefrom; thence southwesterly to said HES NT 24+17.71 and the end of this line description.

PARCEL "A"

All that portion of the northeast quarter of the southwest quarter of the northeast quarter of Section 6, Township 34 North, Range 4 East, W.M., Skagit County, Washington lying northerly of the Andis Road and lying within the boundaries of the following described tract:

Beginning at a point on the south line of said Andis Road opposite Highway Engineer's Station (hereinafter referred to as HES) 311+64 on the survey line of State Highway Route No. 5, Skagit River to Junction SR 20 and 136.08 feet westerly therefrom; thence northwesterly to a point opposite HES 314+30 on said survey line and 162.90 feet westerly therefrom; thence northwesterly to point opposite HES 315+78.54 on said survey line and 259.09 feet westerly therefrom; thence northwesterly to a point 60 foot



WARRANTY DEED

EXHIBIT A (continued)

distant southerly when measured at right angles and/or radially from the WE-S Ramp line survey of said SR 5 at Station 1+01-61 P.C.; thence westerly to an intersection with the easterly boundary of a strip of land having a width of 80 feet, being 40 feet wide on each side when measured at right angles and/or radially from the A line survey of SR 5, Skagit River to Junction SR 20; thence southerly along the easterly line of said 80 foot wide strip (being also identified in Skagit County Superior Court Cause No. 33-037 as condemned therein) to the southerly line of the Andis Road; thence east along the south line of the Andis Road to the point of beginning;

EXCEPT therefrom that portion thereof lying with the boundaries of the four following described tracts:

No. 1: Beginning at a point on the south line of said Andis Road opposite HES 311+64 on the survey line of State Route No. 5, Skagit River to Junction SR 20 and 136.08 feet westerly therefrom; thence west along the south line of the said Andis Road, a distance of 115.00 feet; thence northerly at right angles to said south line, a distance of 100.00 feet; thence east parallel with said south line to the east line of the hereinabove described main tract; thence southerly along the east line of said main tract to the point of beginning.

No. 2: All that portion of the hereinabove main tract lying easterly of a line described as follows:

Beginning at a point on the south line of said Andis Road opposite HES 311+64 on the survey line of State Highway Route No. 5, Skagit River to Junction SR 20 and 136.08 feet westerly therefrom; thence westerly along said south line a distance of 115.00 feet to the True Point of Beginning of this right-of-way line description; thence northerly, at right angles to said south line 100.00 feet; thence east parallel with said south line to a line extending northwesterly from said point of beginning to a point opposite HES 314+30 on said survey line and 162.90 feet westerly therefrom; thence northerly to said point opposite HES 314+30; thence northwesterly to a point opposite HES 315+78.54 on said survey line and 259.09 feet westerly therefrom and the terminal point of the right-of-way line description.

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Parcel No. 1-16625

WARRANTY DEED

EXHIBIT A (continued)

No. 3: All that northerly portion of the hereinabove described main tract lying within those premises conveyed to the State of Washington by deeds recorded as Auditor's File No. 8107270034 and 8107270035.

No. 4: All that southerly portion of the hereinabove described main tract lying within the unvacated portion of the right-of-way for Andis Road.

TOGETHER WITH all that portion of the former cul-de-sac for Andis Road, State Turnback as described and set forth in "Order Vacating County Road" recorded under Auditor's File No. 9102080020, records of Skagit County, Washington which upon vacation reverted to said premises by operation of law.

Also, the Grantors herein convey and grant to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between SR 5, SR 20 Interchange and the remainder of said PARCEL "A";

EXCEPT that the Grantors herein reserve for themselves, their heirs, successors or assigns, the right of reasonable access to the NT line connection of said Highway southerly of HES 314+90.64 on the SR 5 line survey;

AND EXCEPT that the Grantors herein reserve for themselves, their heirs, successors or assigns, the right of reasonable access to Andis Rd.

The lands herein described contain an area of 21,538 square feet, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval November 20, 2006, revised May, 15, 2008 as to Sheet 2 of 8 Sheets and revised May 29, 2008 as to Sheet 3 of 8 Sheets.

Grantors' Initials

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Parcel No. 1-16625

SKG
JAM
ALH