



200909250005

Skagit County Auditor

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~~200909150062~~

~~Skagit County Auditor~~

~~9/15/2009 Page 1 of 4 2:34PM~~

AFTER RECORDING MAIL TO:

Barbless Investments ~~II, LLC~~
PO Box 473
Redmond, WA 98073

Recorded at the request of:
Guardian Northwest Title
Escrow Number: 97684

GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED

97684-1

Re-record to Correct Grantee's Vesting

THE GRANTOR City of Mount Vernon, a Washington municipal corporation for and in consideration of Ten dollars and other valuable consideration conveys and quit claims to Barbless Investments, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

***II**

That portion of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the right-of-way of former State Highway, now Riverside Drive, 20 feet North of the South line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4; thence North along said right-of-way line 100 feet; thence West 120 feet; thence South 100 feet to a point 20 feet North of the South line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4; thence East 120 feet to the point of beginning.

EXCEPT that portion thereof conveyed to the State of Washington by deed dated August 12, 1953 and recorded October 15, 1953, under Auditor's File No. 493949, records of Skagit County, Washington.

AND EXCEPT that portion thereof conveyed to the City of Mount Vernon by deed dated September 15, 1975, recorded under Auditor's File No. 823658, records of Skagit County, Washington,

AND EXCEPT THEREFROM that portion conveyed to the City of Mount Vernon for road right-of-way by deed dated March 31, 2009 and recorded April 2, 2009 under Skagit County Auditor's File No. 200904020111.

Tax Parcel Number(s): P26133, 340418-0-056-0009

Dated: September 2, 2009

City of Mount Vernon

Bud Norris, Mayor

9/10/09

2923
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 25 2009

Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2822
SEP 15 2009

Amount Paid \$ 4919.58
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington }

Order No:

COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that

Bud Norris

(is/are the person who appeared before

me, and said person(s) acknowledge he signed this instrument, on oath stated he

is/are authorized to execute the instrument and acknowledge that as the

Mayor of Mount Vernon

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9/10/09

Kerri A. Grechishkin

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 7/3/2011



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Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: Pacific Telephone and Telegraph Company
Recorded: May 13, 1927
Auditor's No.: 203676 (Volume 143, page 265)
Purpose: To place and maintain one anchor with the necessary wires and fixtures thereon
Area Affected: Not disclosed

B. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: State of Washington
Recorded: November 22, 1947
Auditor's No.: 411476
Purpose: For the purpose of constructing, installing, locating and /or maintaining highway slopes, sidewalks, sidewalk areas and/or poles in excavations and/or embankments
Area Affected: A strip of land 8 feet wide and 100 feet long, being Westerly of, parallel with, adjacent and adjoining the Westerly right of way line of Primary State Highway No. 1, Burlington to Mount Vernon

C. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: City of Mount Vernon
Recorded: July 12, 1985
Auditor's No.: 8507120030
Purpose: For the 'rounding' of the corner for safety, and for re-establishing the location of the traffic signal pole and arm, ... to construct, or cause to be constructed, maintain, replace, reconstruct and remove street and sidewalk facilities, and all appurtenances incident thereto or necessary therewith, ...to construct or cause to be constructed, maintain, replace, reconstruct and remove any and all utilities ... and to cut and remove from the said right-of-way any trees and other obstructions that may endanger the safety or interfere with the use of such facilities or appurtenances attached or connected therewith; and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted

Area Affected:

Beginning at the point of intersection of the West right-of-way line of that 60 feet wide right-of-way known as Riverside Drive; formerly Primary State Highway No. 1, with the North right-of-way line of that 80 feet wide right-of-way known as College Way; thence North 89 degrees 59'20" West, along said North right-of-way line of College Way, 23.32 feet; thence North 47 degrees 24'05" East, 31.48 feet to a point on the West right-of-way line of said Riverside Drive; thence South 0 degrees 23'40" East, along said West right-of-way line, 21.31 feet to the point of beginning.



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D. EASEMENTS AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 23, 1985
Recorded: October 3, 1985
Auditor's No.: 8510030037
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: Approximately the North 10 feet and the West 10 feet of the North 25 feet



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