



201103220046
Skagit County Auditor

3/22/2011 Page 1 of 6 10:27AM

After recording return document to:

City of Mount Vernon
P.O. Box 809
Mount Vernon, WA 98273-0809

Document Title: *Warranty Deed*

Grantor: *WOOD REALTY, LLC*

Grantee: *CITY OF MOUNT VERNON*

Legal Description: *Pins. of SE 1/4 of SW 1/4 and SW 1/4 of SE 1/4, 29-34-4E W.M.*

Additional Legal Description is on: *Exhibit "A" of this Document*

Assessor's Tax Parcel Number: *P28212*

In the Matter of: LAVENTURE ANDERSON ROAD EXTENSION PROJECT

WARRANTY DEED

The Grantor, **WOOD REALTY, LLC**, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby conveys and warrants to the **CITY OF MOUNT VERNON, a Municipal Corporation of the State of Washington**, the following described real property situated in Skagit County, State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions,

See Exhibit A attached hereto and made a part hereof.

Also, the Grantor requests 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
295

MAR 22 2011

Amount Paid \$ 5
Skagit Co. Treasurer
By MAN Deputy

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 City of Mount Vernon unless and until accepted and approved hereon in writing for the City of Mount Vernon.

Dated this 15 day of FEBRUARY, 2010.

GRANTOR: WOOD REALTY, LLC

[Signature] (signature)

By: Stedem Wood, Vice President

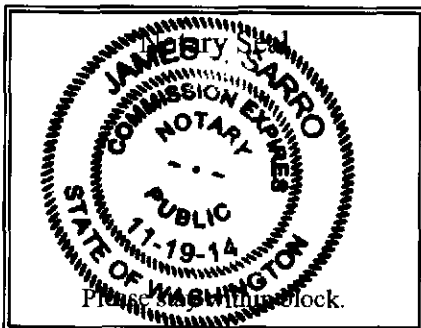
STATE OF Washington)
:ss.

COUNTY OF Skagit)

On this 15th day of February, 2010, before me personally appeared

Stedem Wood to me known to be the Vice President of **WOOD REALTY, LLC** that executed the foregoing instrument, and he/she acknowledge said instrument to be the free and voluntary act and deed of the Grantor, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

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



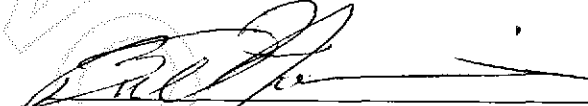
[Signature]
Notary (print name) JAMES A SARRO
Notary Public in and for the State of Washington,
residing at Burlington
My Appointment expires 11 NOV 2014

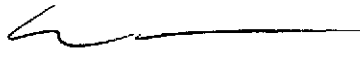


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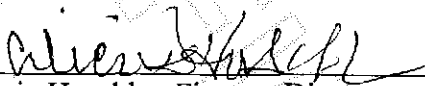
GRANTEE:
CITY OF MOUNT VERNON

Approved as to Form:


Bud Norris, Mayor


Kevin Rogerson, City Attorney

Attest:


Alicia Huschka, Finance Director



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STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 2nd day of March, 2010, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Bud Norris, to me known to be the Mayor of the City of Mount Vernon and acknowledged the said instrument to be the free and voluntary act and deed of said persons, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Keri A. Gedrich
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My Commission Expires: 7/3/11

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 2nd day of March, 2010, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Alicia D. Huschka, to me known to be the Finance Director of the City of Mount Vernon and acknowledged the said instrument to be the free and voluntary act and deed of said persons, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Keri A. Gedrich
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My Commission Expires: 7/3/11

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 25th day of February, 2010, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kevin Rogerson, to me known to be the City Attorney for the City of Mount Vernon and acknowledged the said instrument to be the free and voluntary act and deed of said persons, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Christina L. Sprout
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My Commission Expires: May 1, 2012



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EXHIBIT "A"

P28212

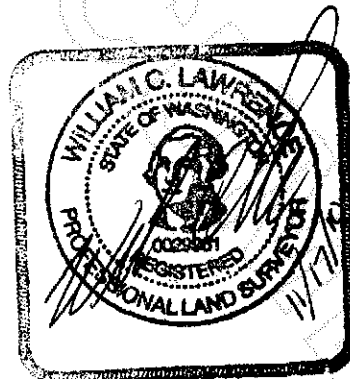
Right of Way Acquisition

Acquisition Description

That portion of the southeast quarter of the southwest quarter and that portion of the southwest quarter of the southeast quarter of Section 29, Township 34 North, Range 04 East, W.M., County of Skagit, State of Washington, described as follows:

Commencing at the South $\frac{1}{4}$ Corner of said Section 29; thence North $89^{\circ}37'29''$ West along the south line of said Section 29, a distance of 440.52 feet more or less to "A line" station 30+00 per SR5 MP 222.08 to MP 225.62, Johnson Rd. to Blackburn St., Right of Way plans dated Nov. 19, 1970 last revised Jan. 1, 1979; thence leaving said south line of said Section 29 North $00^{\circ}22'31''$ East, 20.00 feet to a point on the north right-of-way margin of Anderson Road, said point also being the TRUE POINT OF BEGINNING; thence continuing North $00^{\circ}22'31''$ East, 20.00 feet; thence South $89^{\circ}37'29''$ East, parallel with said south Section line, 477.80 feet to the point of curve left of a 25 foot radius curve; thence along the arc of said curve left through a central angle of $108^{\circ}21'54''$, a distance of 47.28 feet more or less to the west margin of Blodgett Road; thence South $17^{\circ}59'23''$ East along said west margin, 60.73 feet more or less to the north margin of Anderson Rd; thence leaving said west margin of Blodgett Road North $86^{\circ}12'09''$ West along said north margin, 79.69 feet; thence continuing along said north margin North $89^{\circ}37'29''$ West, 441.12 feet to the TRUE POINT OF BEGINNING.

Containing 10,776 square feet, more or less.



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P28212

RIGHT OF WAY ACQUISITION AREA

T.P.O.B.

$\Delta = 108^{\circ}21'54''$
 $R = 25.00'$
 $L = 47.28'$

ANDERSON RD

BLODGETT RD

SOUTH LINE OF
 S.29 T.34N. R.04E. W.M.

POINT OF COMMENCEMENT

LINE LEGEND

L1	N00°22'31"E	40.00'
L2	S89°37'29"E	477.80'
L3	S17°59'23"E	60.73'
L4	N86°12'09"W	79.69'
L5	N89°37'29"W	441.12'

0' 50' 100'

L1	N00°22'31"E	40.00'
L2	S89°37'29"E	477.80'
L3	S17°59'23"E	60.73'
L4	N86°12'09"W	79.69'
L5	N89°37'29"W	441.12'



otak
Incorporated

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