

201106210077

Skagit County Auditor

6/21/2011 Page 1 of 7 2:53PM

After recording return document to:

Skagit County Public Works Dept.
1800 Continental Place
Mount Vernon, WA 98273-5625

SKAGIT COUNTY
Contract # C20110293
Page 1 of 10

Document Title: Statutory Warranty Deed

Grantors: Kenneth F. Johnson and Donna E. Johnson, husband and wife

Grantee: SKAGIT COUNTY, a political subdivision of the State of Washington

Property Legal Description (abbreviated): Ptn Gov. Lot 5 & SE 1/4 of NW 1/4, Sec. 2 & Gov. Lot 5, Sec. 3; All Twnshp 34 N, Rge 4 E W.M.

Additional Legal Description on Exhibit A

Assessor's Tax Parcel Nos.: 340402-0-007-0007 (P23423) and 340403-0-009-0004 (P23454)

STATUTORY WARRANTY DEED

Skagit County Francis Road Realignment Project

THE GRANTORS, **KENNETH F. JOHNSON and DONNA E. JOHNSON, husband and wife**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey and warrant to **SKAGIT COUNTY, a political subdivision 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 maps,
see Exhibits "A" and "B" attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 21 2011

Amount Paid \$
By Skagit Co. Treasurer Deputy

MG

STATUTORY WARRANTY DEED

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

DATED THIS 16 day of June, 2011

GRANTORS

Kenneth F. Johnson
Kenneth F. Johnson

Donna E. Johnson
Donna E. Johnson

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Kenneth F. Johnson and Donna E. Johnson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed, with full knowledge of its contents, for the uses and purposes therein mentioned.

DATED this 16th day of June, 2011.

Marianne Scharping
Notary Public
MARIANNE SCHARPING
print name
Residing at SEATTLE
My appointment expires 8-29-12



DATED this 21 day of June, 2011.

**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Ron Wesen, Chairman

Kenneth A. Dahlstedt, Commissioner

Sharon D. Dillon, Commissioner

Attest:

Clerk of the Board

Authorization per Resolution R20050224

Recommended:

Henry Hask
Department Head

County Administrator

Approved as to form:

Civil Deputy Prosecuting Attorney

Approved as to indemnification:

Breie Korman 6/21/2011
Risk Manager

Approved as to budget:

Budget & Finance Director

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STATUTORY WARRANTY DEED

EXHIBIT "A"

LEGAL DESCRIPTION FOR FRANCIS ROAD REALIGNMENT PROJECT

**RIGHT OF WAY ACQUISITION P23454
TAKE NO. 1-79000-5**

A portion of land in Government Lot 5, the Southeast Quarter of the Northeast Quarter of Section 3, Township 34 North, Range 4 East W.M., situate in the County of Skagit, State of Washington, described as follows:

COMMENCING at the Southeast Section Corner of Section 3; thence North 3° 19' 39" East for a distance of 2602.19 feet to the East Quarter Corner of Section 3, the **TRUE POINT OF BEGINNING**. Thence North 3° 16' 03" East along the eastern Section Line of Section 3 for a distance of 62.80 feet; thence North 88° 03' 21" West for a distance of 156.47 feet to a beginning of a curve; thence along a curve to the right with an arc length of 996.46 feet, radius of 1020.00 feet, a central angle of 55° 58' 24", a chord bearing of North 60° 04' 09" West, a chord distance of 957.30 feet; thence North 32° 04' 57" West for a distance of 105.20 feet; thence South 57° 55' 03" West for a distance of 5.00 feet; thence North 32° 04' 57" West for a distance of 150.00 feet; thence South 57° 55' 03" West for a distance of 80.00 feet; thence South 32° 04' 57" East for a distance of 255.20 feet to the beginning of a curve; thence along a curve to the left with an arc length of 210.56 feet, radius of 1105.00 feet, a central angle of 10° 55' 03", a chord bearing of South 37° 32' 29" East, a chord distance of 210.24 feet; thence South 32° 04' 57" East for a distance of 195.33 feet to the beginning of a curve; thence along a curve to the left with an arc length of 234.71 feet, a radius of 378.10 feet, a central angle of 35° 34' 04", a chord bearing of South 49° 51' 59" East, a chord distance of 230.96 feet; thence South 88° 16' 34" East along the Quarter Section Line of Section 3 for a distance of 646.30 feet to the **TRUE POINT OF BEGINNING**.

EXCEPT that portion lying within the existing Francis Road Right-of-Way.

Containing 2.32 acres.

SUBJECT TO and **TOGETHER WITH** easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.



STATUTORY WARRANTY DEED

EXHIBIT "A" (cont.)

LEGAL DESCRIPTION FOR FRANCIS ROAD REALIGNMENT PROJECT

RIGHT OF WAY ACQUISITION P23423

TAKE NO. 4-79000-5

A portion of land in Government Lot 5, the Southwest Quarter of the Northwest Quarter of Section 2, Township 34 North, Range 4 East W.M., situate in the County of Skagit, State of Washington, described as follows:

COMMENCING at the Southwest Section Corner of Section 2; thence North 3° 19' 39" East for a distance of 2602.19 feet to the West Quarter Corner of Section 2, the **TRUE POINT OF BEGINNING**. Thence North 3° 16' 03" East along the western Section Line of Section 2 for a distance of 62.80 feet; thence South 88° 03' 21" East for a distance of 485.00 feet; thence South 1° 56' 39" West for a distance of 62.02 feet; thence North 88° 08' 49" West along the Quarter Section Line of Section 2 for a distance of 486.45 feet to the **TRUE POINT OF BEGINNING**.

EXCEPT that portion lying within the existing Francis Road Right-of-Way

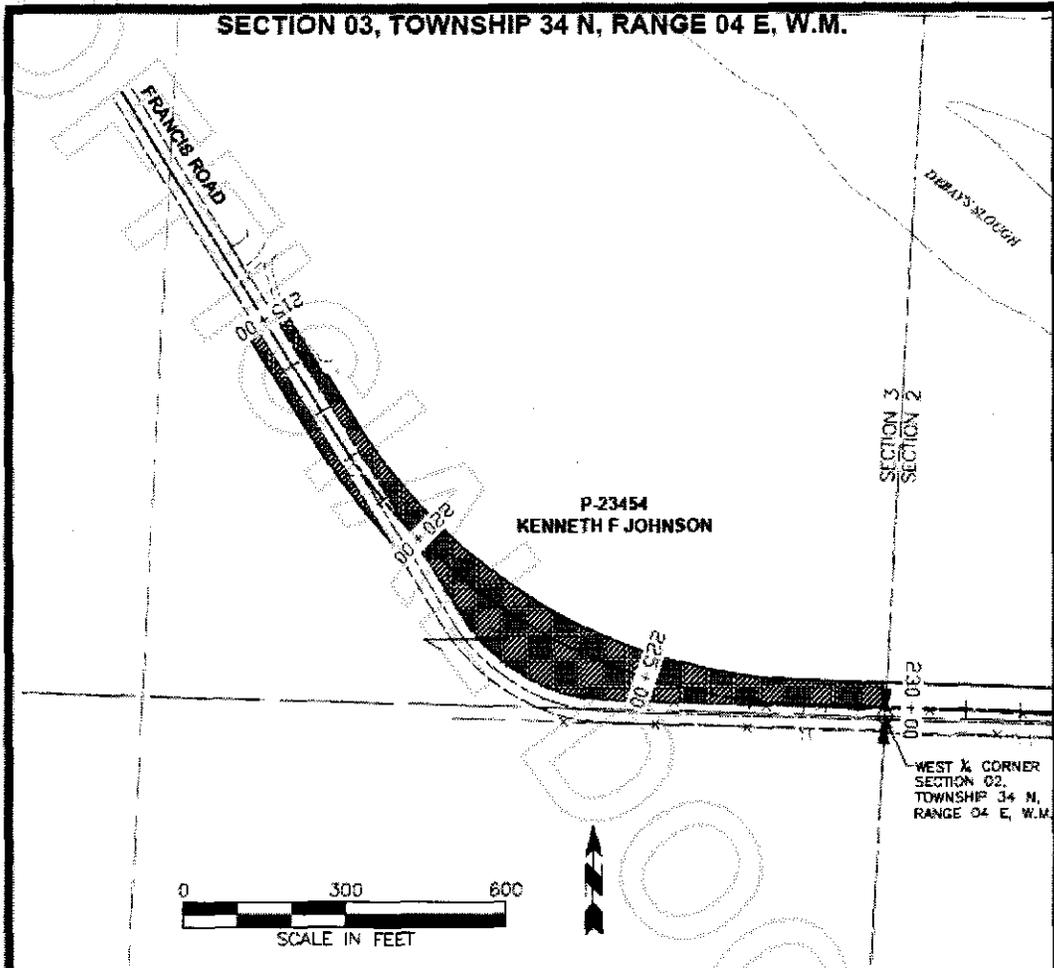
Containing 0.53 acres.

SUBJECT TO and **TOGETHER WITH** easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.



STATUTORY WARRANTY DEED

EXHIBIT "B"



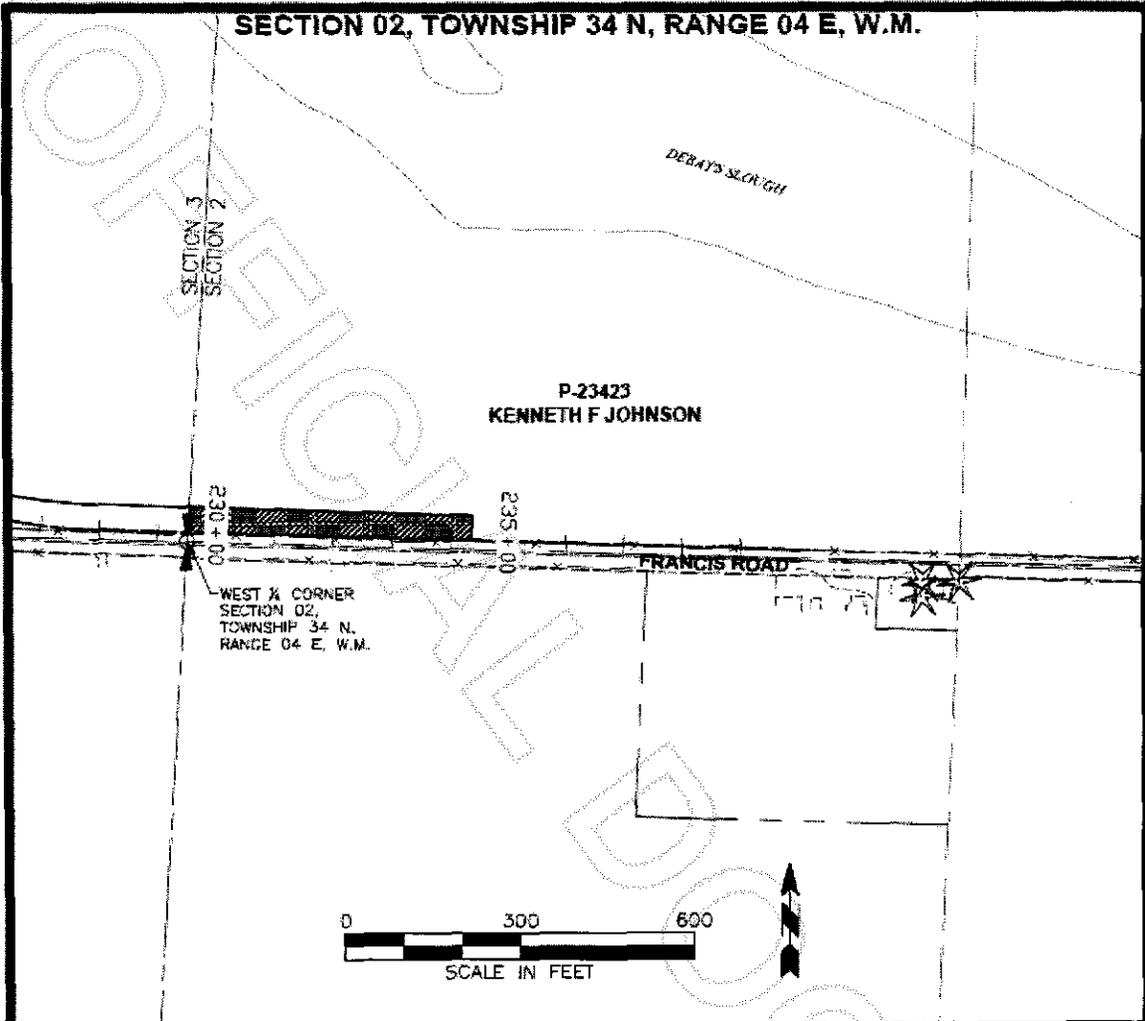
| LEGEND | OWNER | PARCEL AREA |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| R.O.W. ACQUISITION | KENNETH F JOHNSON 12917 MAGNOLIA LANE MOUNT VERNON, WA 98273 | TOTAL PARCEL AREA 45.00 AC R.O.W. ACQUISITION 2.32 AC (101,200 S.F.) PARCEL REMAINDER 42.68 AC |
| <ul style="list-style-type: none"> ----- SECTION LINE ----- 1/4 SECTION LINE ----- 1/8 SECTION LINE ----- PROPERTY LINE ----- EXISTING R.O.W. LINE ----- PROPOSED R.O.W. CENTERLINE ----- BUILDING FOOT LINE ----- ROAD EDGE LINE ----- FENCE LINE ----- TEMPORARY CONSTRUCTION EASEMENT | | |
| FRANCIS ROAD 1-79000-5 | SKAGIT COUNTY PUBLIC WORKS | DATE: 5/3/2011 2:37 PM ROW EXHIBIT B |

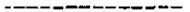
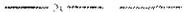


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STATUTORY WARRANTY DEED

EXHIBIT "B" (cont.)



| LEGEND | OWNER | PARCEL AREA |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  R.O.W. ACQUISITION  SECTION LINE  1/4 SECTION LINE  1/8 SECTION LINE  PROPERTY LINE  EXISTING R.O.W. LINE  PROPOSED R.O.W. CENTERLINE  BUILDING FOOT LINE  ROAD EDGE LINE  FENCE LINE  TEMPORARY CONSTRUCTION EASEMENT | KENNETH F JOHNSON 12917 MAGNOLIA LANE MOUNT VERNON, WA 98273 | TOTAL PARCEL AREA 33.93 AC R.O.W. ACQUISITION 0.53 AC (23,007 S.F.) <hr/> PARCEL REMAINDER 33.40 AC |

| | | |
|----------------------------------|---------------------------------------------|------------------------------------------------|
| FRANCIS ROAD 4-79000-5 | SKAGIT COUNTY PUBLIC WORKS | DATE: 5/3/2011 2:37 PM ROW EXHIBIT B |
|----------------------------------|---------------------------------------------|------------------------------------------------|

