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



201204270089

Skagit County Auditor

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*Document Title: Statutory Warranty Deed*

*Grantors: Kenneth F. Johnson, subject to the presumptive community interest of his wife, Donna E. Johnson*

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

*Property Legal Description (abbreviated): Ptn Gov. Lot 5 & SW 1/4 of NW1/4 & Ptn SE1/4 NW1/4 Sec. 2 Township 34 N, Range 4 E W.M.*

*Additional Legal Description on Exhibits "A" and "B"*

*Assessor's Tax Parcel Nos.: 340402-0-007-0007 (P23423) and 340402-2-001-0009 (P23431)*

**STATUTORY WARRANTY DEED**

SKAGIT COUNTY  
Contract # C20120161  
Page 1 of 7

Skagit County Francis Road Realignment Project

THE GRANTORS, **KENNETH F. JOHNSON** subject to the presumptive community interest of his wife, **DONNA E. JOHNSON**, 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 map,  
see Exhibits "A" P23423 & Exhibit "B" P23431 attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121172

APR 27 2012

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

**STATUTORY WARRANTY DEED**

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

DATED THIS 2<sup>nd</sup> day of February, 2012

**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 2<sup>nd</sup> day of February, 2012.

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



DATED this 14 day of April, 2012.

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

Kenneth A. Dahlstedt  
Kenneth A. Dahlstedt, Chairman

Sharon D. Dillon  
Sharon D. Dillon, Commissioner

Ron Wesen  
Ron Wesen, Commissioner

Attest:

Amber Kloger, Asst.  
Clerk of the Board

For contracts under \$5,000:  
Authorization per Resolution R20030146

[Signature]  
County Administrator

Recommended:

Henry Hall  
Department Head

Approved as to form:

[Signature] 3/29/12  
Civil Deputy Prosecuting Attorney

Approved as to indemnification:

Bicie Kadimas 4/9/2012  
Risk Manager

Approved as to budget:

Lisha Segne  
Budget & Finance Director



201204270089  
Skagit County Auditor

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**STATUTORY WARRANTY DEED**

**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR FRANCIS ROAD CURVE REALIGNMENT &  
RECONSTRUCTION - PHASE 2**

**RIGHT OF WAY ACQUISITION P 23423**

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 03° 19' 39" East for a distance of 2602.19 feet to the West Quarter Corner of Section 2. **thence** South 88° 08' 49" East along the Quarter Section Line of Section 2 for a distance of 486.45 feet to the **TRUE POINT OF BEGINNING**. **Thence** North 01° 56' 39" East for a distance of 62.02 feet; **thence** South 88° 03' 21" East for a distance of 838.70 feet to a point on the East Line of Government Lot 5; **thence** South 01° 44' 05" West along said line for a distance of 60.69 feet; **thence** North 88° 08' 49" West along the Quarter Section Line of Section 2 for a distance of 838.93 feet to the **TRUE POINT OF BEGINNING**.

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

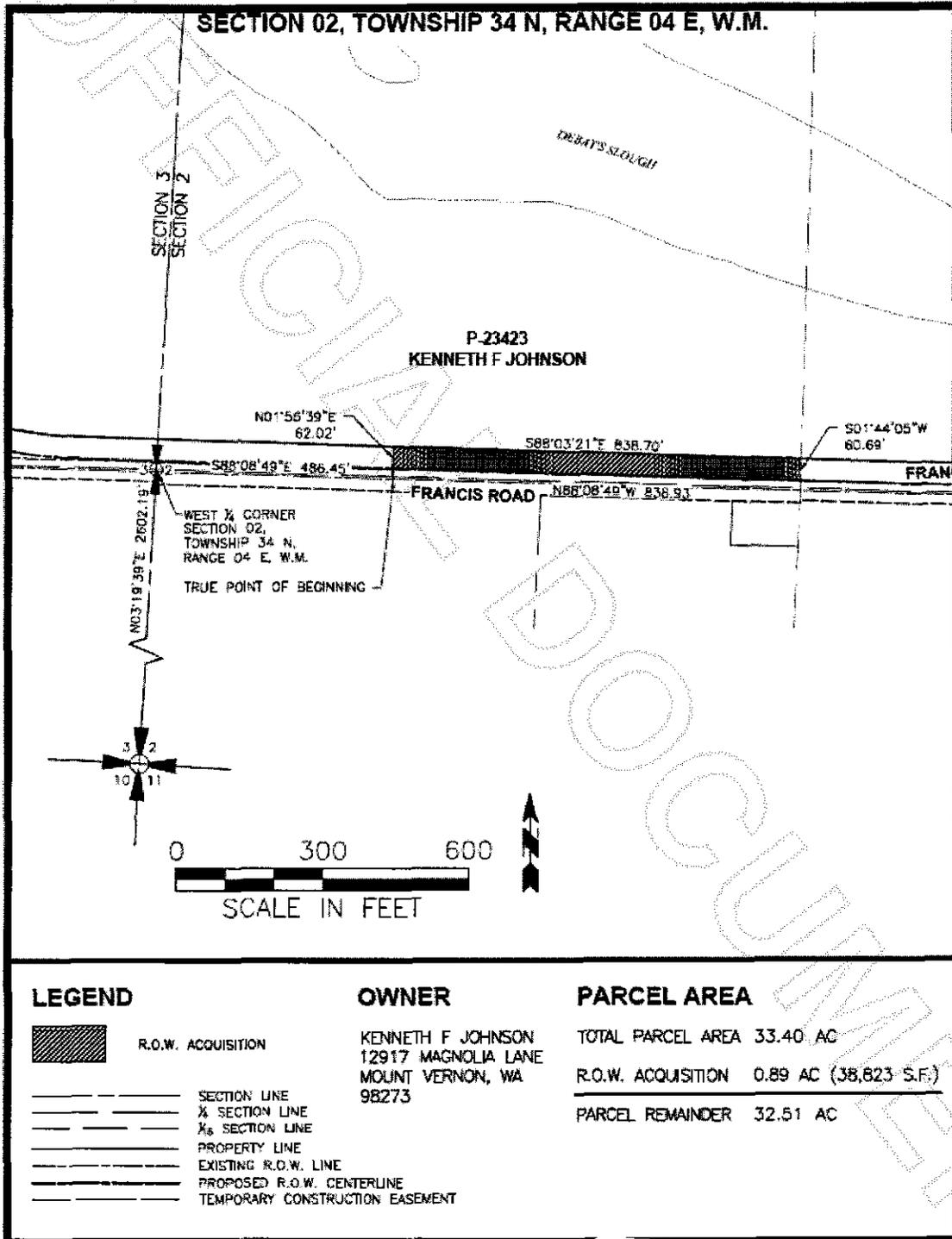
Containing 0.89 acres.



**STATUTORY WARRANTY DEED**

**EXHIBIT "A-1"**

**RIGHT OF WAY ACQUISITION P 23423**



**STATUTORY WARRANTY DEED**

**EXHIBIT "B"**

**LEGAL DESCRIPTION FOR FRANCIS ROAD CURVE REALIGNMENT &  
RECONSTRUCTION**

**RIGHT OF WAY ACQUISITION P23431  
TAKE NO. 2-79000-6**

A portion of land in the Southeast 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 03° 19' 39" East for a distance of 2602.19 feet to the West Quarter Corner of Section 2, **thence** South 88° 08' 49" East along the Quarter Section Line of Section 2 for a distance of 1325.38 feet to the **TRUE POINT OF BEGINNING**. **Thence** North 01° 44' 05" East along the West Line of the Southeast Quarter of the Northwest Quarter for a distance of 60.69 feet; **thence** South 88° 03' 21" East for a distance of 624.21 feet; **thence** South 01° 56' 39" West for a distance of 10.00 feet; **thence** South 88° 03' 21" East for a distance of 106.42 feet to a beginning of a curve; **thence** along a curve to the left with a radius of 1030.00 feet, a central angle of 35° 20' 11", a chord bearing of North 74° 16' 34" East, a chord distance of 625.22 feet to a point on East Line of the Southwest Quarter of the Northwest Quarter; **thence** South 02° 07' 32" West along said line a distance of 90.60 feet to a beginning of a curve; **thence** along a curve to the right with a radius of 1105.00 feet, a central angle of 20° 11' 17", a chord bearing of South 69° 25' 56" West, a chord distance of 387.33 feet; **thence** North 88° 08' 49" West along the Quarter Section Line of Section 2 for a distance of 968.04 feet to the **TRUE POINT OF BEGINNING**.

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

Containing 1.63 acres.

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



**STATUTORY WARRANTY DEED**

**EXHIBIT "B-1"  
RIGHT OF WAY ACQUISITION P 23431**

