



201205110149

Skagit County Auditor

5/11/2012 Page

1 of

5 3:48PM

After recording return document to:

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

SKAGIT COUNTY
Contract # C20120185
Page 1 of 5

Document Title: Statutory Warranty Deed

Grantors: DEVRIES DAIRY LIMITED PARTNERSHIP, a Washington Limited Partnership

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

Property Legal Description (abbreviated): Ptn S 1/2 of NE 1/4 Sec. 2 Township 34 N, Range 4 E W.M. Skagit County Washington aka ptn lot 3 Revised SP 51-81

Additional Legal Description on Exhibit "A"

Assessor's Tax Parcel Nos: P23430

LAND TITLE OF SKAGIT COUNTY

134229-00

STATUTORY WARRANTY DEED

Skagit County Francis Road Realignment Project – Phase 2

THE GRANTOR, **DeVries Dairy Limited Partnership, a Washington Limited Partnership**, 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 Exhibit "A" P23430 attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121342
MAY 11 2012

Amount Paid \$10
Skagit Co. Treasurer
By *MG* Deputy

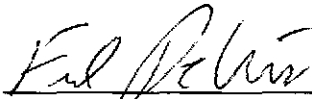
STATUTORY WARRANTY DEED

Also, the Grantors request the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described 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 26TH day of APRIL, 2012

GRANTOR:

DeVries Dairy Limited Partnership



Fred DeVries, Vice President of DV Management Corporation which is the General Partner for DeVries Dairy Limited Partnership

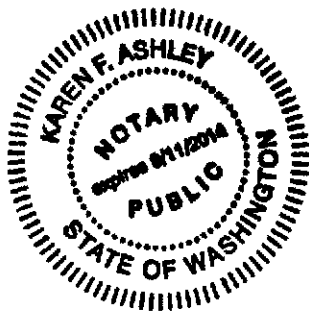
STATE OF WASHINGTON

SS.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Fred DeVries, Vice President of DV Management Corporation is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and is The General Partner of DeVries Dairy Limited Partnership, to be the free and voluntary act of such party for the uses and purposes therein mentioned in this instrument.

DATED this 26TH day of APRIL, 2012



Notary Public

KAREN ASHLEY

print name

Residing at SEDRO-WOOLLEY

My appointment expires 9/11/2014



DATED this 1 day of May, 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:

Linda Hammes
Clerk of the Board

Authorization per Resolution R20050224

Recommended:

Henry Hoff
Department Head

County Administrator

Approved as to form:

[Signature] 5/13/12
Civil Deputy Prosecuting Attorney

Approved as to indemnification:

[Signature]
Risk Manager

Approved as to budget:

Lisa Joynes
Budget & Finance Director



201205110149
Skagit County Auditor

STATUTORY WARRANTY DEED

EXHIBIT "A"

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

RIGHT OF WAY ACQUISITION P 23430

TAKE NO. 1-79000-7

A portion of land in the South Half of the Northeast 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 2650.76 feet; **thence** North 2° 07' 32" East along the West Line of the Southwest Quarter of the Northeast Quarter for a distance of 147.73 feet to the **TRUE POINT OF BEGINNING**. **Thence** North 02° 07' 32" East along the West Line of the Southwest Quarter of the Northeast Quarter for a distance of 90.60 feet to the beginning of a curve; **thence** along a curve to the left with a radius of 1030.00 feet, a central angle of 15° 25' 38", a chord bearing of North 48° 53' 39" East, a chord distance of 276.50 feet; **thence** North 48° 49' 10" West for a distance of 5.00 feet to the beginning of a curve; **thence** along a curve to the left with a radius of 1025.00 feet, a central angle of 09° 24' 19", a chord bearing of North 36° 28' 41" East, a chord distance of 168.07 feet; **thence** South 58° 13' 28" East for a distance of 20.00 feet; **thence** North 31° 46' 32" East for a distance of 703.86 feet to the beginning of a curve; **thence** along a curve to the right with a radius of 358.10 feet, a central angle of 59° 35' 59", a chord bearing of North 61° 34' 31" East, a chord distance of 355.93 feet; **thence** South 88° 37' 29" East for a distance of 1028.50 feet; **thence** South 01° 22' 31" West for a distance of 50.00 feet; **thence** North 88° 37' 29" West for a distance of 543.20 feet to the beginning of a curve; **thence** along a curve to the left with a radius of 1115.00 feet, a central angle of 04° 26' 00", a chord bearing of South 89° 09' 31" West, a chord distance of 86.26 feet; **thence** North 03° 03' 30" West for a distance of 10.00 feet to the beginning of a curve; **thence** along a curve to the left with a radius of 1125.00 feet, a central angle of 55° 09' 59", a chord bearing of South 59° 21' 31" West, a chord distance of 1041.83 feet; **thence** South 31° 46' 32" West for a distance of 253.48 feet to the beginning of a curve; **thence** along a curve to the right with a radius of 1105.00 feet, a central angle of 27° 33' 46", a chord bearing of South 45° 33' 25" West, a chord distance of 526.46 feet to a point on the West Line of the Southwest Quarter of the Northeast Quarter which is the **TRUE POINT OF BEGINNING**.

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

Containing 3.45 acres.

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



STATUTORY WARRANTY DEED

EXHIBIT "A-1" RIGHT OF WAY ACQUISITION P 23430

