

City of Sedro-Woolley  
325 Metcalf St  
Sedro Woolley, WA 98284  
Attention: Mark A. Freiberger, PE, Director of Public Works



Skagit County Auditor \$77.00  
5/17/2013 Page 1 of 6 3:48PM

**STATUTORY WARRANTY DEED**

Grantor(s): Sea-Land Development Corporation  
Grantee: City of Sedro-Woolley  
Abbreviated Legal: Ptn of Blks 6 & 7 and ptn of vacated streets & alleys, West Addition to Town of Woolley, V 2 of Plats, P 89  
Tax Parcel No.: 350424-0-007-0000 (P37350)  
Project Parcel #P37350  
SR 20 Cook Road Realignment & Extension

**GUARDIAN NORTHWEST TITLE CO.**

**ACCOMMODATION RECORDING ONLY**

*WLD*

THE GRANTOR(S), Sea-Land Development Corporation, a Washington Corporation, for and in consideration of mutual benefits and in further consideration of the general public welfare and of the peculiar and special benefits to accrue to us therefrom, do(es) by these presents warrant, grant, and convey to the City of Sedro-Woolley a Municipal Corporation in Skagit County, Washington, for the use of the public, the following described real estate situated in Skagit County, Washington, to the same extent and purposes as if the rights granted had been acquired under the Eminent Domain Statute of the State of Washington, together with any after-acquired title therein, to wit:

**Per Exhibit A attached hereto and made a part hereof by this reference**

Together with a permanent easement for the placement, maintenance, repair and replacement of street lights and necessary appurtenances over and under that property legally described on Exhibit A attached hereto and made a part hereof by this reference.

The Grantor(s) acknowledge(s) that the property and/or property rights conveyed herein are a donation; the consideration is a mutual benefit to be derived through the construction of a roundabout intersection; and the Grantor(s) has been informed of its right to receive just compensation and have waived said rights.

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

*2013/1530*  
**MAY 17 2013**

Amount Paid \$ *0*  
Skagit Co. Treasurer  
By *MG* Deputy

The Grantor(s) hereby request(s) the Assessor-Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the real property hereby conveyed, as provided by RCW 84.60.070.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this 14 day of May, 2013.

Sea-Land Development Corporation

By [Signature]  
Mark A. Nysether  
Its: President

By [Signature]  
Bradley M. Nysether  
Its: Secretary

STATE OF WASHINGTON

}  
} SS.  
}

County of Snohomish

I certify that I know or have satisfactory evidence that Mark A Nysether and Bradley Nysether (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he is/she is (they are) authorized to execute the instrument and acknowledged it as the President and Secretary of Sea-Land Development Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 5-14-13



DANIEL J. JUHL  
Name (typed or printed): Daniel J. Juhl  
NOTARY PUBLIC in and for the State of Washington  
Residing at Snohomish  
My appointment expires: 3/19/13



201305170123

**EXHIBIT A**

**RIGHT OF WAY**

THAT PORTION OF BLOCKS 6 AND 7 AND THE VACATED STREETS AND ALLEYS ADJACENT THERETO OF THE PLAT OF WEST ADDITION TO THE TOWN OF WOOLLEY ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 2 OF PLATS AT PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF WASHINGTON STREET AND BORSETH STREET AS SHOWN ON SAID PLAT, SAID STREETS NOW KNOWN AS COOK ROAD AND STATE ROUTE 20, RESPECTIVELY; THENCE S 88°43'17"E PERPENDICULAR TO THE CENTERLINE OF SAID SR20, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID SR20 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 01°16'43"E ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.16 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 389.87 FEET AND FROM WHICH THE RADIUS POINT BEARS N 77°02'03"E; THENCE SOIUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°10'05" AND AN ARC DISTANCE OF 96.41 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 58.21 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°44'56" AND AN ARC DISTANCE OF 34.29 FEET; THENCE S 01°16'43"W, A DISTANCE OF 92.99 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 148.00 FEET FROM WHICH THE RADIUS POINT BEARS S 36°25'48"E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°37'28" AND AN ARC DISTANCE OF 22.28 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 147.97 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'19" AND AN ARC DISTANCE OF 96.00 FEET; THENCE S08°31'27"W, A DISTANCE OF 19.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID SR20; THENCE N 01°16'43"E, A DISTANCE OF 175.98 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 10,128 SQUARE FEET.

**TOGETHER WITH SOUTH UTILITY EASEMENT**

THAT PORTION OF BLOCKS 6 AND 7 AND THE VACATED STREETS AND ALLEYS ADJACENT THERETO OF THE PLAT OF WEST ADDITION TO THE TOWN OF WOOLLEY ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 2 OF PLATS AT PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF WASHINGTON STREET AND BORSETH STREET AS SHOWN ON SAID PLAT, SAID STREETS NOW KNOWN AS COOK ROAD AND STATE ROUTE 20, RESPECTIVELY; THENCE S 88°43'17"E PERPENDICULAR TO THE CENTERLINE OF SAID SR20, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID SR20; THENCE S 01°16'43"W ALONG SAID RIGHT OF WAY, A DISTANCE OF 175.98 FEET; THENCE N 08°31'27"E, A DISTANCE OF 19.65 FEET TO A POINT ON A CURVE



CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 147.97 FEET FROM WHICH THE RADIUS POINT BEARS S 82°13'23"E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'30" AND AN ARC DISTANCE OF 26.28 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION WHICH POINT IS ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 147.97 FEET FROM WHICH THE RADIUS POINT BEARS S 72°02'53"E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°56'10" AND AN ARC DISTANCE OF 5.00 FEET; THENCE S71°13'45"E, A DISTANCE OF 5.01 FEET; THENCE S18°46'15"W, A DISTANCE OF 5.00 FEET; THENCE N71°13'45"W, A DISTANCE OF 5.03 FEET; TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 25 SQUARE FEET.

**TOGETHER WITH MIDDLE UTILITY EASEMENT**

THAT PORTION OF BLOCKS 6 AND 7 AND THE VACATED STREETS AND ALLEYS ADJACENT THERETO OF THE PLAT OF WEST ADDITION TO THE TOWN OF WOOLLEY ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 2 OF PLATS AT PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF WASHINGTON STREET AND BORSETH STREET AS SHOWN ON SAID PLAT, SAID STREETS NOW KNOWN AS COOK ROAD AND STATE ROUTE 20, RESPECTIVELY; THENCE S 88°43'17"E PERPENDICULAR TO THE CENTERLINE OF SAID SR20, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID SR20; THENCE S 01°16'43"W ALONG SAID RIGHT OF WAY, A DISTANCE OF 175.98 FEET; THENCE N 08°31'27"E, A DISTANCE OF 19.65 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 147.97 FEET FROM WHICH THE RADIUS POINT BEARS S 82°13'23"E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'19" AND AN ARC DISTANCE OF 96.00 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 148.00 FEET FROM WHICH THE RADIUS POINT BEARS S 45°03'16"E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°37'00" AND AN ARC DISTANCE OF 6.76 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION WHICH POINT IS ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 148.00 FEET FROM WHICH THE RADIUS POINT BEARS S 42°26'16"E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°56'09" AND AN ARC DISTANCE OF 5.00 FEET; THENCE S 40°46'42"E, A DISTANCE OF 5.06 FEET; THENCE S49°13'18"W, A DISTANCE OF 5.00 FEET; THENCE N40°46'42"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 25 SQUARE FEET.

**TOGETHER WITH NORTH UTILITY EASEMENT**

THAT PORTION OF BLOCKS 6 AND 7 AND THE VACATED STREETS AND ALLEYS ADJACENT THERETO OF THE PLAT OF WEST ADDITION TO THE TOWN OF WOOLLEY ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 2 OF PLATS AT PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF WASHINGTON STREET AND BORSETH STREET AS SHOWN ON SAID PLAT, SAID STREETS NOW KNOWN AS COOK ROAD AND STATE ROUTE 20, RESPECTIVELY; THENCE S 88°43'17"E PERPENDICULAR TO



THE CENTERLINE OF SAID SR20, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID SR20; THENCE S 01°16'43"W ALONG SAID RIGHT OF WAY, A DISTANCE OF 175.98 FEET; THENCE N 08°31'27"E, A DISTANCE OF 19.65 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 147.97 FEET FROM WHICH THE RADIUS POINT BEARS S 82°13'23"E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'19" AND AN ARC DISTANCE OF 96.00 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 148.00 FEET FROM WHICH THE RADIUS POINT BEARS S 45°03'16"E; THENCE NORHTEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'28" AND AN ARC DISTANCE OF 15.52 FEET; THENCE N01°16'43"E, A DISTANCE OF 92.99 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 58.21 FEET FROM WHICH THE RADIUS POINT BEARS N 29°05'22"E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°53'21" AND AN ARC DISTANCE OF 19.19 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION WHICH POINT IS ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 58.21 FEET FROM WHICH THE RADIUS POINT BEARS N 47°58'43"E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°55'24" AND AN ARC DISTANCE OF 5.00 FEET; THENCE N 50°26'24"E, A DISTANCE OF 5.01 FEET; THENCE S 39°23'35"E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 25 SQUARE FEET.

SITUATE IN SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

SEE ATTACHED EXHIBIT B (RIGHT OF WAY MAP)



201305170123

Skagit County Auditor

\$77.00

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