



201408270073

Skagit County Auditor

\$75.00

8/27/2014 Page

1 of

4 3:34PM

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P. O. Box 47338
Olympia, WA 98504-7338

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143134
AUG 27 2014

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

GUARDIAN NORTHWEST TITLE CO.

105235-1

Document Title: *Warranty Deed*

Reference Number of Related Document: *N/A*

Grantor: *Skagit Transit Authority*

Grantee: *State of Washington, Department of Transportation*

Legal Description: *Ptn Lot 1 of Short Plat No. LU-06-060, Rec. No. 200807290144, being ptn of Lot B, Skagit Co. SP No. 8-73, being a ptn of the SE 1/4 of the SE 1/4 of Section 31, T34N, R4EWM, Skagit County*

Additional Legal Description is on Page 4 of Document

Assessor's Tax Parcel Number: *Ptn 340431-4-015-0103 (P29327)*

WARRANTY DEED

City of Mount Vernon Siding Extension-Road Improvements, Hickox Road

The Grantor, SKAGIT TRANSIT AUTHORITY, a municipal corporation, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, hereby conveys and warrants to the **State of Washington, acting by and through its Department of Transportation**, Grantee, the following described real property situated in Skagit County, in the State of Washington, under the imminent threat of the Grantee's exercise of its right 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.

WARRANTY DEED

The Grantor hereby releases the STATE from all liability of any fees, including but not limited to Owners' Association fees, assessments, maintenance costs and obligations as set forth in that certain Short Plat No. LU-06-060 and in that certain Sundquist Drive Covenants and Restrictions, both recorded July 29, 2008 under Auditor's File Numbers 200807290144 and 200807290145, respectively. The Grantor, its successors and assigns further agree to assume all responsibilities of said fees, assessments, maintenance costs and obligations as set forth therein for all of Parcel A.

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 State of Washington unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Dated June 23, 2014

SKAGIT TRANSIT AUTHORITY,
a municipal corporation

By: Jade S. O'Brien

Its: Executive Director

By: _____

Its: _____

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: [Signature]
Hal Wolfe, Northwest Region
Real Estate Services Manager,
Authorized Agent

Date: 8/27/14, 2014

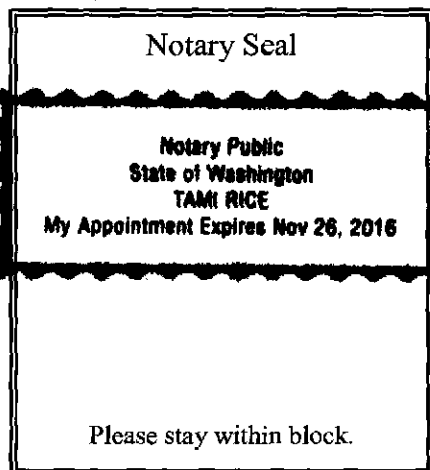


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STATE OF WASHINGTON)
 : §
County of Skagit)

On this 23 day of June, 2014, before me personally appeared Dale O'Brien and _____, to me known to be the Executive Director and _____ of SKAGIT TRANSIT AUTHORITY, a municipal corporation, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

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



Tami Rice
Notary (print name) Tami Rice
Notary Public in and for the State of Washington,
residing at LaConner, WA
My commission expires Nov 26, 2014



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WARRANTY DEED

EXHIBIT A

All that portion of the following described PARCEL "A" lying southerly of a line beginning at Highway Engineer's Station (herein referred to as HES) H 22+24.71 on the H line survey of City of Mount Vernon Siding Extension-Road Improvements, Hickox Road; thence northerly to a point opposite said H 22+24.71 and 30 feet northerly therefrom; thence easterly along a curve to the right having a radius of 47.50 feet for an arc distance of 79.31 feet to a point opposite HES H 22+95.13 on said line survey and 30 feet northerly therefrom; thence southerly to said HES H 22+95.13 and the end of this line description.

PARCEL "A"

Lot 1 of Short Plat No. LU-06-060, approved July 24, 2008, recorded July 29, 2008, under Auditor's File No. 200807290144, records of Skagit County, Washington; being a portion of Lot B, Skagit County Short Plat No. 8-73, dated March 12, 1973, approved April 2, 1973, located in the Southeast quarter of the Southeast quarter of Section 31, Township 34 North, Range 4 East, W.M.

TOGETHER WITH easements for ingress, egress and utilities as delineated on the face of said Short Plat.

The lands herein described contain an area of 761 square feet, more or less, the specific details concerning all of which are to be found on sheet 1 of that certain plan entitled City of Mount Vernon Siding Extension-Road Improvements, Hickox Road, now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval March 7, 2014, revised June 6, 2014.

Grantor's Initials

