



201601070090

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

Skagit County Auditor \$77.00
1/7/2016 Page 1 of 5 3:38PM

STATUTORY WARRANTY DEED

Grantor(s): Jan-R Corporation, a Washington Corporation **GUARDIAN NORTHWEST TITLE CO.**
Grantee: City of Sedro-Woolley
Abbreviated Legal: Ptn. Lots 5 - 9, Block 3, Susan Taylor Addn. *1099 SA*
Tax Parcel No.: P77306, 4174-003-009-0007
Project Name: Jameson Arterial Extension Project

THE GRANTOR(S), Jan-R 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

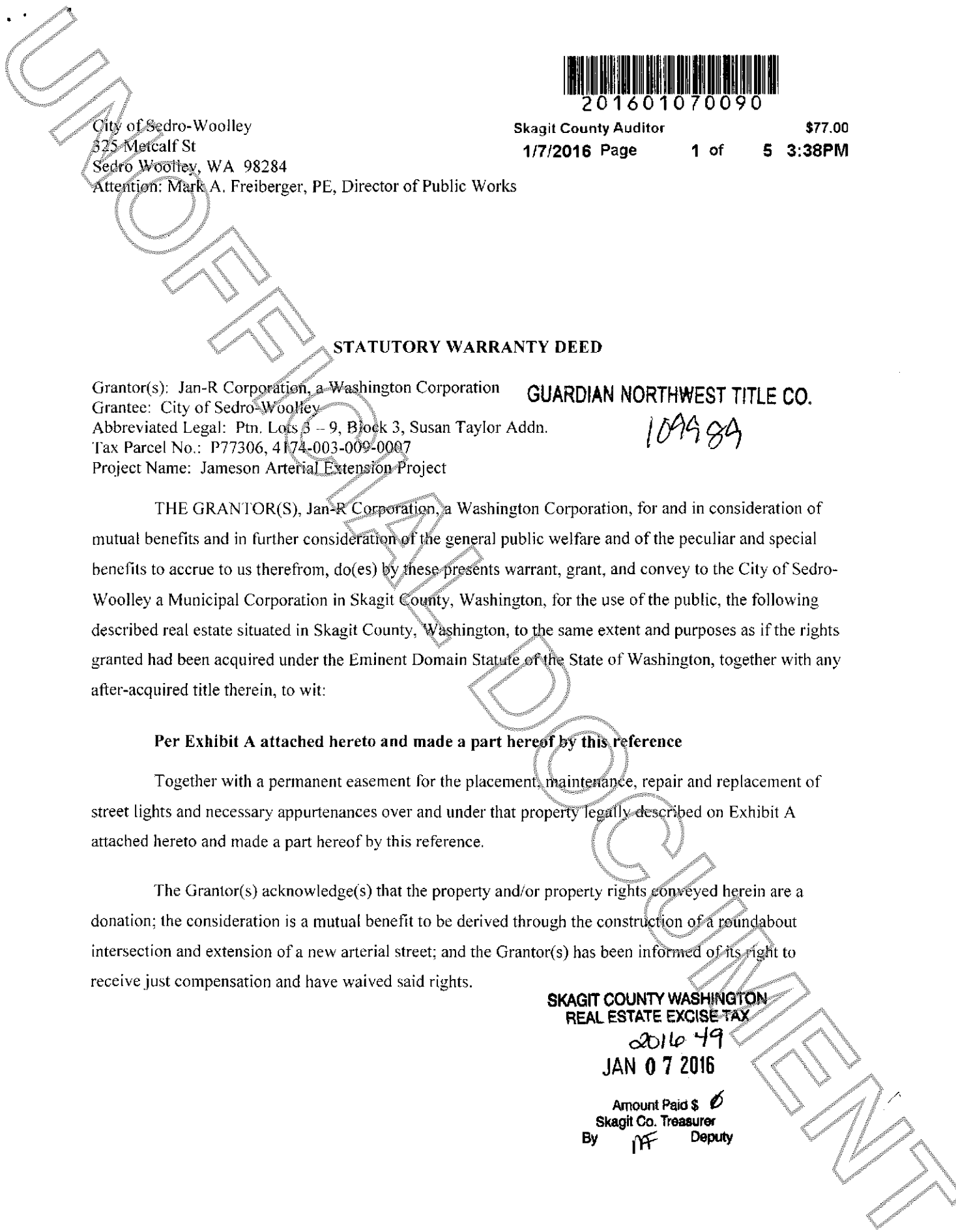
Together with a permanent easement for the placement, maintenance, repair and replacement of street lights and necessary appurtenances over and under that property legally described on Exhibit A attached hereto and made a part hereof by this reference.

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 extension of a new arterial street; 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**

2016 49
JAN 07 2016

Amount Paid \$ *0*
Skagit Co. Treasurer
By *MF* 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 31st day of DECEMBER, 20 15.

Jan-R Corporation, a Washington Corporation

By: [Signature]
Printed Name: NEAL ROTHENBUHLER
Its: PRESIDENT

By: _____
Printed Name: _____
Its: _____

STATE OF WASHINGTON

County of _____

}
} SS.
}

I certify that I know or have satisfactory evidence that Neal Rothenbuhler and _____ (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 _____ of Jan-R Corporation, a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 12/31/15

[Signature]
Name (typed or printed): 12/31/15
NOTARY PUBLIC in and for the State of Washington
Residing at Sedro Woolley, WA
My appointment expires: 3/26/18

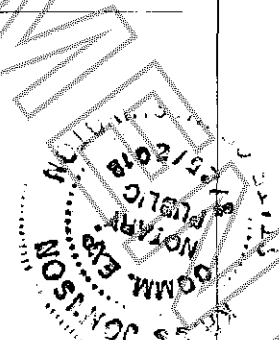


EXHIBIT A

RIGHT OF WAY (P77306)

Part of Lot 9, Block 3, "SUSAN TAYLOR ADDITION TO SEDRO WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington,

EXCEPT that portion of said Lot 9 conveyed to the State of Washington by Deed recorded under Auditor's File no. 560324, more particularly described as follows:

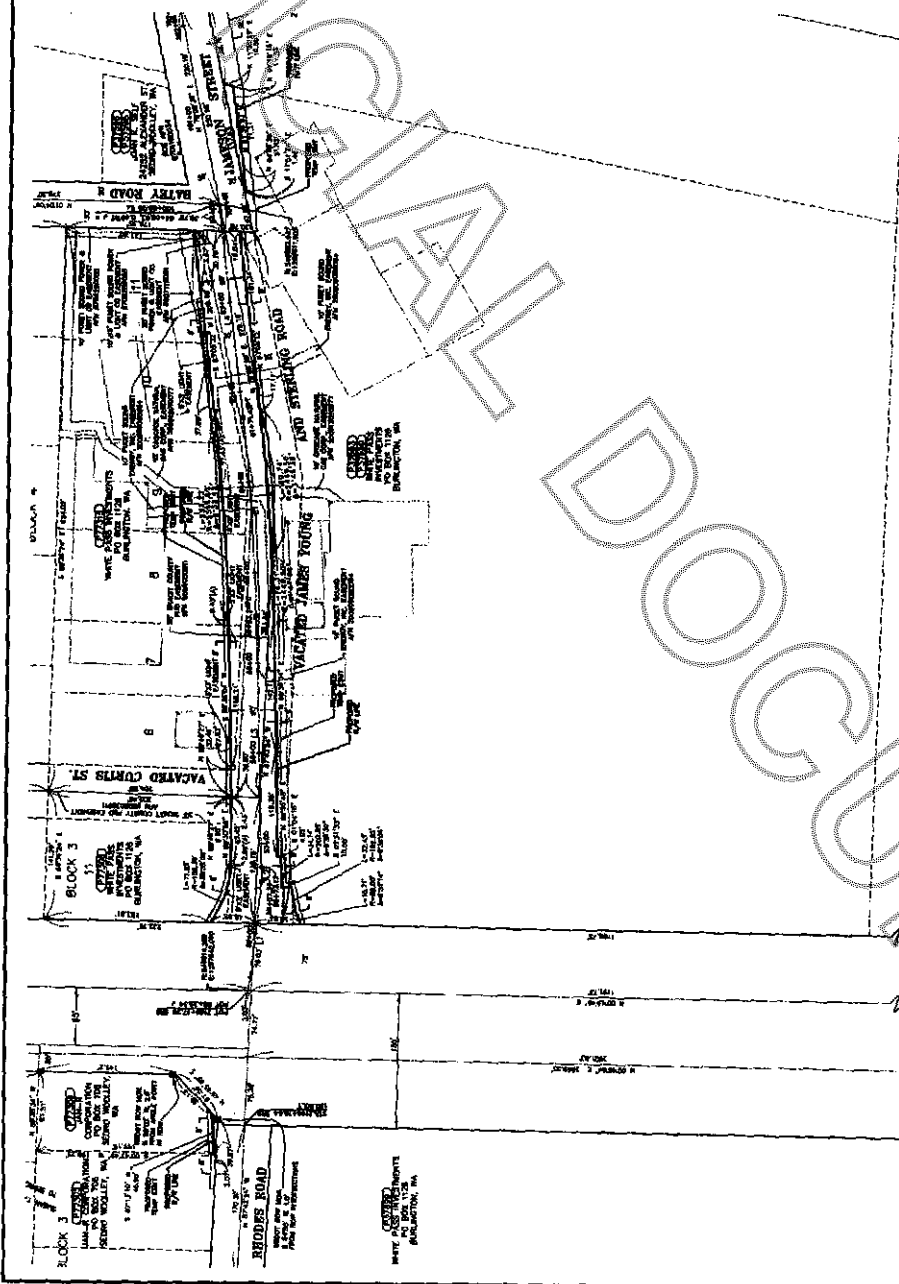
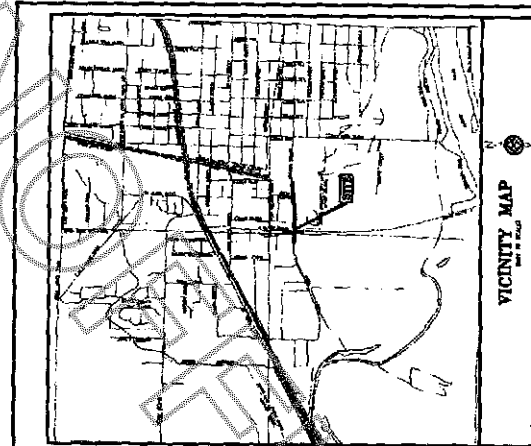
Beginning at the Southwest Corner of said Lot 9; thence N 0°47'49" E on the West line of said Lot 9 a distance of 2.07 feet; thence N 87°13'10" E a distance of 45.90 feet to the West line of said tract conveyed to the State of Washington; thence S 45°45'45" W on said West line a distance of 8.42 feet to the South line of said Lot 9; thence N 87°42'34" W a distance of 39.87 feet to the Point of Beginning.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

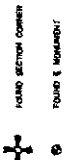
Containing 169 square feet.

SEE ATTACHED EXHIBIT B (RIGHT OF WAY MAP)

UNOFFICIAL DOCUMENT



- LEGEND**
- RIGHT-OF-WAY (EXISTING LINE)
 - RIGHT-OF-WAY (PROPOSED)
 - RIGHT-OF-WAY (EXISTING)
 - RIGHT-OF-WAY (PROPOSED)
 - SECTION LINE
 - PROPOSED EASEMENT



ROAD & RAILROAD



Have what's below.
Call before you dig.

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	AMOUNT
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SR 9

MP 55.36 TO 59.57

CITY OF SEBRON-WOODLEY

JAMESON MATERIAL EXTENSION TO SR9

CITY OF SEBRON WOODLEY, SMOOT COUNTY

OCTOBER, 2015

RIGHT-OF-WAY PLAN

Sheet 2 of 2

APPROVED FOR CONSTRUCTION

DESIGNED BY: _____ DATE: _____

PROJECT ENGINEER: _____ DATE: _____

PROJECT MANAGER: _____ DATE: _____