

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016326  
FEB 01 2016

Amount Paid \$81.00  
Skagit Co. Treasurer  
By *nam* Deputy

Skagit County Auditor  
2/1/2016 Page

1 of

\$81.00

9 11:01AM



201602010084

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

Grantor(s): White Pass Investments, LLC, a Washington Limited Liability Company  
Grantee: City of Sedro-Woolley  
Abbreviated Legal: Ptn. Lot 11, Block 3, Lots 6 to 11, Block 4, Susan Taylor Add to Sedro Woolley and Section 25, Township 35 North, Range 4 East; Ptn. NW NW  
Tax Parcel No.: P77315, 4174-004-011-0001, P77308, 4174-003-011-0003, P37593, 350425-0-007-0009, P37650, 350425-2-003-0009  
Project Name: Jameson Arterial Extension Project

THE GRANTOR(S), White Pass Investments, LLC, a Washington Limited Liability Company, 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.

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 28 day of January, 20 16.

White Pass Investments, LLC

By

Printed Name:

Its:

By

Printed Name:

Its:

STATE OF WASHINGTON

County of

SS.

I certify that I know or have satisfactory evidence that Jeffery S Hamilton 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 Managing Member and \_\_\_\_\_ of White Pass Investments, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 1/28/2016

JULIE L. ROSARIO  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 7-22-2017

Name (typed or printed):

NOTARY PUBLIC in and for the State of Washington

Residing at

My appointment expires:

Julie Rosario

Julie Rosario

Skagit County

7/22/2017

**EXHIBIT A**

**RIGHT OF WAY (P77315)**

Part of Lots 6, 7, 8, 9, 10 and 11, Block 4, "SUSAN TAYLOR ADDITION TO SEDRO WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington,

TOGETHER WITH the East 1/2 of vacated Curtis Street adjacent to said Lot 6,

AND TOGETHER WITH the North 1/2 of the vacated James Young and Sterling Road, by Final Order of Vacation dated November 7, 1960, and filed in Volume 30 of Commissioners Records, page 225, adjacent to said Lots 6, 7, 8, 9, 10 and 11, more particularly described as follows:

Beginning at the intersection of the Centerlines of vacated Curtis Street and James Young and Sterling Road; thence N01°23'36"E on the Centerline of said vacated Curtis Street a distance of 32.43 feet; thence N89°49'27"E a distance of 32.46 feet; thence N88°38'04"E a distance of 158.21 feet to the beginning of a tangent curve to the left having a central angle of 5°32'42", a radius of 2399.50 feet, and an arc length of 232.22 feet; thence N83°05'22"E tangent to said curve a distance of 205.46 feet to the East line of said Lot 11; thence S01°04'06"W on said East line extended a distance of 34.45 feet to the Centerline of said vacated James Young and Sterling Road; thence S78°08'36"W on said Centerline a distance of 184.25 feet; thence S83°05'22"W a distance of 17.11 feet to the beginning of a tangent curve to the right, having a central angle of 3°45'36", a radius of 2449.50 feet, and an arc length of 160.74 feet; thence N87°43'24"W non-tangent to said curve, a distance of 269.07 feet to the Point of Beginning.

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

Containing 27,403 Square Feet.

**TOGETHER WITH RIGHT OF WAY (P37593 & P37650)**

That portion of the Northwest ¼ of the Northwest ¼ of Section 25, Township 35 North, Range 4 East, W.M., lying Southerly of the James Young and Sterling County Road, also known as Jameson Street, and lying Westerly of the Burlington Northern Railroad right of way as conveyed by deeds to the Seattle and Lake Shore Railway Company recorded March 4, 1890 in Volume 9 of Deeds, page 699, and recorded April 25, 1890, in Volume 10 of Deeds, page 452, records of Skagit County, Washington, EXCEPT that portion conveyed to the State of Washington for State Highway 1-A by deed recorded January 6, 1958, under Auditor's File No. 560324.

TOGETHER WITH that portion of the South ½ of the vacated James Young and Sterling Road lying between the Easterly line of State Highway 1-A and the Westerly line of Batey Road, by Final Order of Vacation dated November 7, 1960 and filed in Volume 30 of Commissioners Records, page 225, more particularly described as follows:

Beginning at the intersection of the Centerlines of vacated Curtis Street and James Young and Sterling Road; thence N87°43'24"W on the centerline of said vacated James Young and Sterling Road a distance of 138.75 feet to the East line of said State Highway 1-A; thence S00°45'45"W on said East line a distance of 50.83 feet; thence East-Northeasterly along a non-tangent curve to the right, having a central angle of

6°32'14", a radius of 89.50 feet, an arc length of 10.21 feet and a chord bearing N69°34'29"E a distance of 10.21 feet to the beginning of a compound curve to the right, having a central angle of 9°38'06", a radius of 192.85 feet, and an arc length of 32.43 feet; thence N7°31'33"W perpendicular to said curve a distance of 10.00 feet to the beginning of a non-tangent curve to the right, having a central angle of 9°38'39", a radius of 202.85 feet, an arc length of 34.14 feet and a chord bearing N87°17'47"E a distance of 34.10 feet; thence N1°04'15"W perpendicular to said curve a distance of 4.05 feet; thence N88°55'45"E a distance of 115.38 feet; thence N88°38'04"E a distance of 142.71 feet to the beginning of a tangent curve to the left, having a central angle of 1°47'06", a radius of 2449.50 feet, and an arc length of 76.31 feet to said centerline of vacated James Young and Sterling Road; thence N87°43'24"W on said centerline a distance of 269.07 feet to the Point of Beginning,

AND commencing at the intersection of the Centerlines of Jameson Street and Batey Road; thence S78°08'36"E on the centerline of said vacated James Young and Sterling Road a distance of 30.78 feet to the West right of way of Batey Road and the Actual Point of Beginning; thence continuing S S78°08'36"E on the centerline of said James Young and Sterling Road a distance of 184.25 feet; thence N83°05'22"E a distance of 181.34 feet to said West right of way; thence N1°04'06"E on said West right of way a distance of 16.04 feet to the Point of Beginning,

AND ALSO commencing at the intersection of the Centerlines of Jameson Street and Batey Road; thence S78°08'36"E on the centerline of said vacated James Young and Sterling Road a distance of 30.78 feet to the West right of way of Batey Road; thence S1°04'06"W on said West right of way a distance of 30.78 feet to the South right of way of said Jameson Street; thence N78°08'36"E on said South right of way a distance of 47.63 feet to the Actual Point of Beginning; thence continuing N78°08'36"E on said South right of way a distance of 117.93 feet to the West line of said Burlington Northern Railroad; thence S11°06'37"W on said West line a distance of 10.58 feet; thence S81°19'15"W a distance of 11.33 feet; thence S81°39'03"W a distance of 71.37 feet; thence S84°08'28"W a distance of 31.42 feet; thence N11°51'24"W a distance of 1.46 feet to the Point of Beginning.

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

Containing 8,704 square feet.

**TOGETHER WITH RIGHT OF WAY (E77308)**

Part of Lot 11, 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 as conveyed to the State of Washington for State Highway 1-A by deed recorded January 6, 1958, under Auditor's File No. 560324,

TOGETHER WITH the West 1/2 of vacated Curtis Street adjacent to said Lot 11,

AND TOGETHER WITH the North 1/2 of the vacated James Young and Sterling Road, by Final Order of Vacation dated November 7, 1960, and filed in Volume 30 of Commissioners Records, page 225, adjacent to said Lot 11, more particularly described as follows:

Beginning at the intersection of the Centerline of vacated Curtis Street and James Young and Sterling Road; thence N87°43'24"W on said Centerline of vacated James Young and Sterling Road a distance of 138.75 feet to the East line of said parcel conveyed to the State of Washington for State Highway 1-A; thence N0°45'45"E on said East line a distance of 48.95 feet; thence Southeasterly along a non-tangent curve to the left, having a central angle of 38°32'08", a radius of 106.36 feet, an arc length of 71.53 feet and a chord bearing S71°13'00"E a distance of 70.19 feet; thence N89°30'56"E tangent to said curve a distance of 63.42 feet; thence N89°49'27"E a distance of 8.90 feet to said Centerline of vacated Curtis Street; thence S1°23'36"W on said Centerline a distance of 32.43 feet to the Point of Beginning.

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

Containing 4,538 square feet.

**TOGETHER WITH UTILITY EASEMENT 1 (P77315)**

Part of Lot 6, Block 4, "SUSAN TAYLOR ADDITION TO SEDRO WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington,

TOGETHER WITH the East 1/2 of vacated Curtis Street adjacent to said Lot 6,

AND TOGETHER WITH the North 1/2 of the vacated James Young and Sterling Road, by Final Order of Vacation dated November 7, 1960, and filed in Volume 30 of Commissioners Records, page 225, adjacent to said Lot 6, more particularly described as follows:

Commencing at the intersection of the Centerlines of vacated Curtis Street and James Young and Sterling Road; thence N01°23'36"E on the Centerline of said vacated Curtis Street a distance of 32.43 feet; thence N89°49'27"E a distance of 32.46 feet; thence N88°38'04"E a distance of 27.63 feet to the Actual Point of Beginning; thence continuing N88°38'04"E a distance of 5.00 feet; thence N1°21'56"W a distance of 3.00 feet; thence S88°38'04"W a distance of 5.00 feet; thence S1°21'56"E a distance of 3.00 feet to the Point of Beginning.

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

Containing 15 square feet.

**TOGETHER WITH UTILITY EASEMENT 2 (P77315)**

Part of Lot 8, Block 4, "SUSAN TAYLOR ADDITION TO SEDRO WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington,

TOGETHER WITH the North 1/2 of the vacated James Young and Sterling Road, by Final Order of Vacation dated November 7, 1960, and filed in Volume 30 of Commissioners Records, page 225, adjacent to said Lot 8, more particularly described as follows:

Commencing at the intersection of the Centerlines of vacated Curtis Street and James Young and Sterling Road; thence N01°23'36"E on the Centerline of said vacated Curtis Street a distance of 32.43 feet; thence N89°49'27"E a distance of 32.46 feet; thence N88°38'04"E a distance of 158.21 feet to the beginning of a

tangent curve to the left, having a central angle of  $0^{\circ}13'30''$ , a radius of 2399.50 feet, and an arc length of 9.43 feet to the Actual Point of Beginning; thence continuing along said curve, having a central angle of  $0^{\circ}07'10''$ , a radius of 2399.50 feet, and an arc length of 5.00 feet; thence  $N1^{\circ}42'41''W$  radially to said curve a distance of 3.00 feet; thence  $S88^{\circ}20'54''W$  a distance of 5.00 feet; thence  $S1^{\circ}35'31''E$  radially to said curve a distance of 3.00 feet to the Point of Beginning.

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

Containing 15 square feet.

**TOGETHER WITH UTILITY EASEMENT 3 (P77315)**

Part of Lot 9, Block 4, "SUSAN TAYLOR ADDITION TO SEDRO WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington,

TOGETHER WITH the North 1/2 of the vacated James Young and Sterling Road, by Final Order of Vacation dated November 7, 1960, and filed in Volume 30 of Commissioners Records, page 225, adjacent to said Lot 9, more particularly described as follows:

Commencing at the Southeast Corner of Lot 11, Block 4 of said "SUSAN TAYLOR ADDITION TO SEDRO WOOLLEY"; thence  $N1^{\circ}04'06''E$  on the East line of said Lot 11 a distance of 3.67 feet; thence  $S83^{\circ}05'22''W$  a distance of 205.46 feet to the beginning of a tangent curve to the right, having a central angle of  $1^{\circ}50'56''$ , a radius of 2399.50 feet, and an arc length of 77.43 feet to the Actual Point of Beginning; thence continuing along said curve, having a central angle of  $0^{\circ}07'11''$ , a radius of 2399.50 feet, and an arc length of 5.01 feet; thence  $N4^{\circ}56'35''W$  a distance of 3.00 feet; thence  $N84^{\circ}59'50''E$  a distance of 5.01 feet; thence  $S5^{\circ}03'46''E$  a distance of 3.00 feet to the Point of Beginning.

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

Containing 15 square feet.

**TOGETHER WITH UTILITY EASEMENT 4 (P77315)**

Part of Lot 10, Block 4, "SUSAN TAYLOR ADDITION TO SEDRO WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington,

TOGETHER WITH the North 1/2 of the vacated James Young and Sterling Road, by Final Order of Vacation dated November 7, 1960, and filed in Volume 30 of Commissioners Records, page 225, adjacent to said Lot 10, more particularly described as follows:

Commencing at the Southeast Corner of Lot 11, Block 4 of said "SUSAN TAYLOR ADDITION TO SEDRO WOOLLEY"; thence  $N1^{\circ}04'06''E$  on the East line of said Lot 11 a distance of 3.67 feet; thence  $S83^{\circ}05'22''W$  a distance of 147.47 feet to the Actual Point of Beginning; thence continuing  $S83^{\circ}05'22''W$  a distance of 5.00 feet; thence  $N6^{\circ}54'38''W$  a distance of 3.00 feet; thence  $N83^{\circ}05'22''E$  a distance of 5.00 feet; thence  $S6^{\circ}54'38''E$  a distance of 3.00 feet to the Point of Beginning.

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

Containing 15 square feet.

**TOGETHER WITH UTILITY EASEMENT 5 (P77308)**

Part of Lot 11, 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 as conveyed to the State of Washington for State Highway 1-A by deed recorded January 6, 1958, under Auditor's File no. 560324,

TOGETHER WITH the West 1/2 of vacated Curtis Street adjacent to said Lot 11,

AND TOGETHER WITH the North 1/2 of the vacated James Young and Sterling Road, by Final Order of Vacation dated November 7, 1960, and filed in Volume 30 of Commissioners Records, page 225, adjacent to said Lot 11, more particularly described as follows:

Commencing at the intersection of the Centerlines of vacated Curtis Street and James Young and Sterling Road; thence N1°23'36"E on said Centerline of vacated Curtis Street a distance of 32.43 feet; thence S89°49'27"W a distance of 8.90 feet; thence S89°30'56"W a distance of 63.42 feet to the beginning of a tangent curve to the right, having a central angle of 1°23'50", a radius of 106.36 feet, and an arc length of 2.59 feet to the Actual Point of Beginning; thence continuing along said curve, having a central angle of 2°41'53", a radius of 106.36 feet and an arc length of 5.01 feet; thence N3°36'24"E radially a distance of 3.00 feet; thence S87°44'33"E a distance of 4.87 feet; thence W0°54'31"W radially a distance of 3.00 feet to the Point of Beginning.

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

Containing 15 square feet.

SEE ATTACHED EXHIBIT B (RIGHT OF WAY MAP)





