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Skagit County Auditor

\$76.00

4/12/2016 Page

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4 1:36PM

After recording return document to:

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

GUARDIAN NORTHWEST TITLE CO.

106264

Document Title: Warranty Deed
Reference Number of Related Document: N/A
Grantor: Grandy Lake Forest Associates, LLC
Grantee: State of Washington, Department of Transportation
Legal Description: Ptn E 1/2 of NE 1/4 of Section 19, T33N, R5EWM, Skagit County
Additional Legal Description is on Page 4 of Document
Assessor's Tax Parcel Number: Ptn 330519-1-001-0101 (P18162)

WARRANTY DEED

State Route 9, Mc Murray Vicinity

Grantor, GRANDY LAKE FOREST ASSOCIATES, LLC, a Washington limited liability company, 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 terms and 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 1290
APR 12 2016

RES-302
10/2014

Page 1 of 4 pages

FA No. STPF-0009 (072)
Project No. A00930K
Parcel No. 1-23796

Amount Paid \$ 8
Skagit Co. Treasurer
By mm Deputy

WARRANTY DEED

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 18.2, 2016

GRANDY LAKE FOREST ASSOCIATES, LLC
a Washington limited liability company

By: [Signature]
Wolf-Eckart Freiherr Von Gemmingen-Horncastle
Manager

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

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

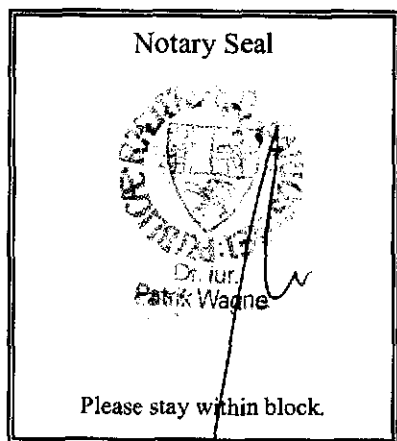
Date: 3/30/16

WARRANTY DEED

STATE OF WASHINGTON)
County of St. George : §

On this 22nd day of February, 2016, before me personally appeared WOLF-ECKART FREIHERR VON GEMMINGEN-HORNBERG, to me known to be the Manager of GRANDY LAKE FOREST ASSOCIATES, LLC, a Washington limited liability company, that executed the forgoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

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



WAGNER Patrick
Notary (print name) Quess public Notary
Notary Public in and for the State of Washington,
residing at _____
My commission expires _____

WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying southeasterly of a line beginning at Highway Engineer's Station (hereinafter referred to as HES) 7+00 on the SR 9 line survey of SR 9, McMurray Vicinity;
thence northwesterly to a point opposite said HES 7+00 and 40 feet northwesterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 7+65 thereon;
thence southeasterly to said HES 7+65, and the end of this line description.

PARCEL "A"

That portion of the east half of the northeast quarter of Section 19, Township 33 North, Range 5 East, W.M. in Skagit County, Washington, lying westerly of the State Highway known as State Route 9;
EXCEPT that portion thereof conveyed to the State of Washington by deed recorded April 14, 1953 as Skagit County Auditor's File No. 487107.

The lands herein described contain an area of 650 square feet, more or less, the specific details concerning all of which are to be found on sheet 1 of that certain plan entitled SR 9, McMurray Vicinity, now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval January 27, 1953, revised November 20, 2015.

