



201608040015

After Recording, Return to:
CITY OF MOUNT VERNON
PUBLIC WORKS DEPARTMENT
1024 Cleveland AVE
P.O. Box 809
Mount Vernon, WA 98273

Skagit County Auditor \$76.00
8/4/2016 Page 1 of 4 10:22AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

W. H. Hiltz
AUG 04 2016

Amount Paid \$10.00
Skagit Co. Treasurer
By *M. Hiltz* Deputy

STATUTORY WARRANTY DEED

Grantors:	Jama Hiltz, as her separate property
Grantee:	City of Mount Vernon, a municipal corporation of the State of Washington
Abbreviated Legal Description:	PTN, NW QTR of NW QTR of Section 17, Township 34N, Range 4 E, W.M.
Additional Legal(s)	Exhibit A and A-1, attached hereto and made part of
Assessor's Tax Parcel ID#:	P25727

Hoag Road Sidewalk and Bike Lane Gap Project

THE GRANTOR, **Jama Hiltz, as her separate property**, for and in consideration of sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby conveys and warrants to the City of Mount Vernon, a Washington municipal corporation of the State of Washington, its successors and assigns, for the use of the public, the real property described and attached hereto as Exhibit A and illustrated and attached hereto as Exhibit A-1, situated in City of Mount Vernon, in Skagit County, Washington.

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of Tax Parcel No. P25727, the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided by RCW 84.60.070

DATED this 20th day of JUNE, 2016.

EXHIBIT A
LEGAL DESCRIPTION
FOR
RIGHT-OF-WAY ACQUISITION
PARCEL #25727

The North Ten (10) feet of the following described **Parcel "A"**:

Parcel "A":

That portion of the Northwest Quarter of the Northwest Quarter of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of Hoag Road, being 20 feet South of the North line of said Northwest Quarter of the Northwest Quarter, as shown on the plat of "Johnson's Addition to Mount Vernon", recorded in Volume 7 of Plats, page 27, records of Skagit County, Washington, and 402.12 feet West of the East line of Northwest Quarter of the Northwest Quarter; Thence South parallel with said East line for a distance of 150 feet; Thence West parallel with the North line of Northwest Quarter of the Northwest Quarter for a distance 144 feet to the East line of the land conveyed to William F. Forester and wife, by deed recorded in Volume 227 of deeds, page 389, under Skagit County Auditor's File No. 419378; Thence North on the East line of said Forester tract for a distance of 150 feet to the South line of Hoag Road; Thence East on the South line of said Hoag Road 144 feet, more or less, to the point of **Beginning**.

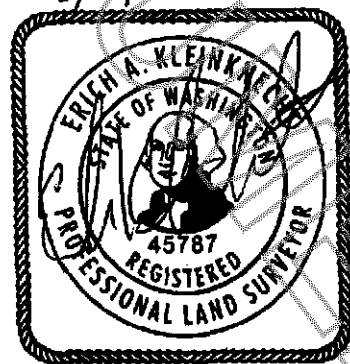
Parcel "B":

The West 4 feet of Lot 1, and the West 4 feet of the North 30.74 feet of Lot 2, "Johnson's Addition To Mount Vernon" recorded in Volume 7 of Plats, page 27, records of Skagit County, Washington.

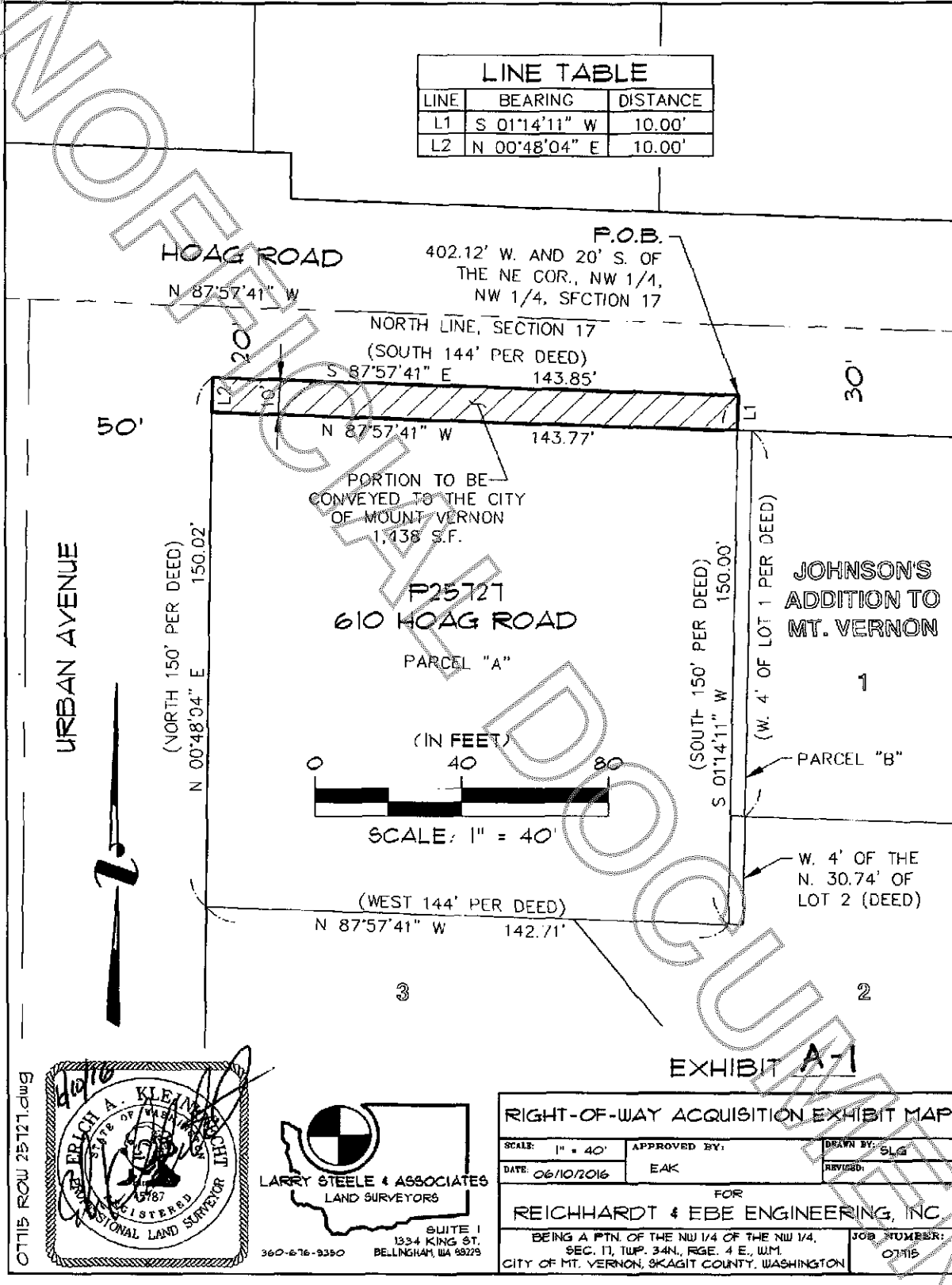
No portion of the above described Parcel "B" is included in or part of this description for Right-of-Way Acquisition.

Situate in Skagit County, Washington.

Prepared by Larry Steele & Associates, Inc.
Land Surveyors
1334 King Street, Ste. 1
Bellingham WA 98229
360-676-9350
Job #07715
June 10, 2016



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°14'11" W	10.00'
L2	N 00°48'04" E	10.00'



LARRY STEELE & ASSOCIATES
LAND SURVEYORS
SUITE 1
1334 KING ST.
BELLINGHAM, WA 98229
360-676-9390

EXHIBIT A-1

RIGHT-OF-WAY ACQUISITION EXHIBIT MAP

SCALE: 1" = 40'	APPROVED BY: EAK	DRAWN BY: SLG
DATE: 06/10/2016	REVISOR:	

FOR
REICHHARDT & EBE ENGINEERING, INC

BEING A PTN. OF THE NW 1/4 OF THE NW 1/4,
SEC. 17, TWP. 34N., RGE. 4 E., W.M.
CITY OF MT. VERNON, SKAGIT COUNTY, WASHINGTON

JOB NUMBER:
07115