



201712290112

Skagit County Auditor \$79.00
12/29/2017 Page 1 of 6 3:40PM

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.

112256

Document Title: *Warranty Deed*

Reference Number of Related Document: *N/A*

Grantors: *Yousef Rastar; Ken Mehin; Saffieh Nazeran; Abbas Kolahi, deceased; Yatta Trading Co., Ltd.*

Grantee: *State of Washington, Department of Transportation*

Legal Description: *Ptn of Gov't Lot 3 of Section 5, T34N, R2E, WM, Skagit County*

Additional Legal Description is on *Page 1 of Document*

Assessor's Tax Parcel Number: *N/A*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20176039
DEC 29 2017

WARRANTY DEED

State Route 20, Gibraltar Rd. Vic. to Jct. SR 20 Spur, and
State Route 20 Spur, Jct. S.S.H. No. 1-D to Anacortes

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

The Grantors, YOUSEF RASTAR, KEN MEHIN, and SAFFIEH NAZERAN, surviving spouse of ABBAS KOLAH, deceased, shareholders of YATTA TRADING CO., LTD., a dissolved Canadian corporation, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, hereby convey and warrant 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:

That certain tract of land labeled "TRACT FOR ADDITIONAL S.R. 20 R.O.W." as delineated on the face of Skagit County Short Plat No. 90-45 approved January 24, 1991, and recorded January 24, 1991 under Skagit County Auditor's File Number 9101240033, adjoining Lots 1, 2, and 5, also showing as Namvar Lane, thereon, being a portion of Government Lot 3, Section 5, Township 34 North, Range 2 East, W.M., in Skagit County, Washington.

RES-302
10/2014

Page 1 of 5 pages

FA No. F-020 ()
Project No. A02029K
Parcel No. 1-23660

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 _____, 2017

YUSEF RASTAR

KEN MEHIN

Saffieh Nazeran
SAFFIEH NAZERAN

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: *Hal Wolfe*
Hal Wolfe, Northwest Region
Real Estate Services Manager,
Authorized Agent

Date: *12-11-2017*

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 November 8, 2017

RASTAR INVESTMENTS LTD.,
a British Columbia company

By: [Signature]
YOUSEF RASTAR, controlling shareholder

SHIVA HOLDINGS LTD.,
a British Columbia company

By: [Signature]
KOUROS TIMEHIN, controlling shareholder

KOLAHİ HOLDINGS LTD.,
a dissolved British Columbia company

By: [Signature]
SAFFIEH NAZERAN, surviving spouse of
Abbas Kolahi, deceased, controlling shareholder

WARRANTY DEED

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: B. S. Wolfe on behalf of
Hal Wolfe, Northwest Region
Real Estate Services Manager,
Authorized Agent

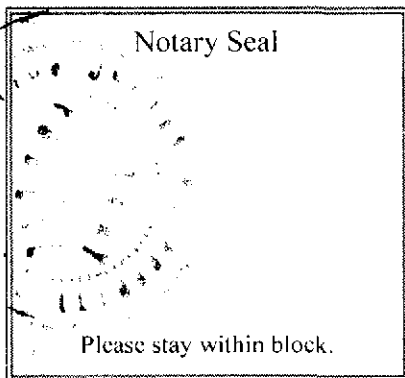
Date: 12-11-17

CANADA

Province of British Columbia
City of Vancouver

On this 8 day of November 2017, before me personally appeared YOUSEF RASTAR, to me known to be the controlling shareholder of RASTAR INVESTMENTS LTD., a British Columbia company, the company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act of said 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.



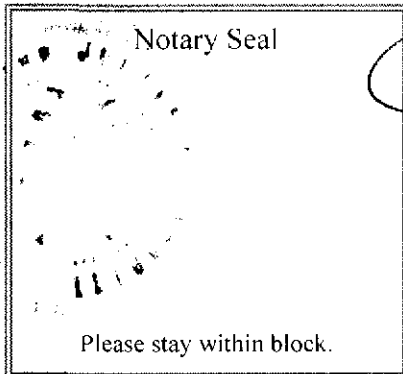
Notary (Print name) Julian B. Porritt
Notary Public for the Province of British Columbia
My commission expires at the pleasure of the Governor
Park Royal Village
203, 615 West Broadway
West Vancouver, BC V7V 2Z3
Tel: 604.925.9260 • Fax: 604.925.9261

WARRANTY DEED

CANADA)
Province of British Columbia : §
City of Vancouver)

On this 8 day of November, 2017, before me personally appeared KOUROSH MEHIN, to me known to be the controlling shareholder of SHIVA HOLDINGS LTD., a British Columbia company, the company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act of said 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.



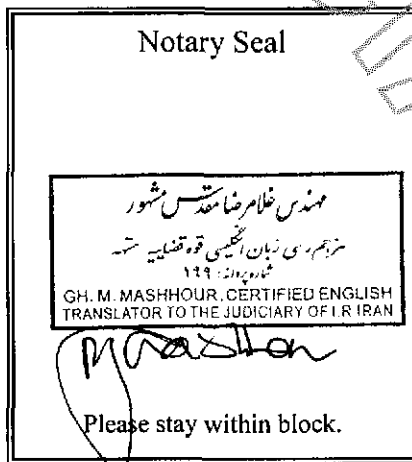
Notary (Print name) Julian R. Porritt
Notary Public for the Province of British Columbia
My commission expires at the pleasure of the Governor in Council
Julian R. Porritt
Barrister & Solicitor
Park Royal Village
206, 1111 Main Street
West Vancouver, BC V7T 2Z3
Tel: 604.925.9260 • Fax: 604.925.9261

WARRANTY DEED

IRAN)
City of Mashhad) : §

On this 27th day of October, 2017, before me personally appeared SAFFIEH NAZERAN, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

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



Notary (print name) _____
Notary Public in and for _____
residing at Mashhad, Iran
My commission expires August 2020