

Recording Requested By And
When Recorded Mail To:

Skagit County Prosecuting Attorney
Attn: William Honea
605 S. Third Street
Mount Vernon, WA 98273



201802230074

Skagit County Auditor \$80.00
2/23/2018 Page 1 of 7 1:35PM

DOCUMENT TITLE: Quit Claim Deed
GRANTOR: PREVEDELL LLC, a Washington limited liability company
GRANTEE: SKAGIT COUNTY, a municipal subdivision of the State of Washington
ASSESSOR'S TAX PARCEL NUMBER: P40858
ABBREVIATED LEGAL DESCRIPTION: SE1/4 NW1/4 LESS RD ALSO TR IN SE C OF SW1/4 NW1/4. SURVEY RECORDED UNDER AF#200709200139

QUIT CLAIM DEED

Prevedell LLC ("Grantor"), for good and valuable consideration, grants, conveys and quit claims to Skagit County ("Grantee") the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

See **Exhibit A**, attached hereto and incorporated by reference

Situate in Skagit County, Washington.

DATED this 13th day of February 2018.

PREVEDELL LLC

By: Sam Hobson
Its: Governing Person

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018655
FEB 20 2018

Amount Paid \$ 3387.00
Skagit Co. Treasurer
By *man* Deputy

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this 13 day of February 2018, before me, the undersigned, a Notary Public in the State of Washington, duly commissioned and sworn, personally came and appeared SAM HOBSON, to me known or proved by satisfactory evidence to be the governing person of PREVEDELL LLC, the Washington limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed and 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/she was authorized to execute the said instrument on behalf of said limited liability company.



Tami A. Rearwin

signature of notary

Tami A. Rearwin

print or stamp name of notary

Notary Public in and for the State of
Washington, residing at Mercer Island

My Appointment expires: 01/21/2019

EXHIBIT A

Legal Description

PARCEL A:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 8,
TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON

EXCEPT THE WEST 15 FEET OF THE SOUTH 15 FEET OF SAID SOUTHEAST QUARTER
OF THE NORTHWEST QUARTER, CONVEYED TO SKAGIT COUNTY FOR ROAD
PURPOSES BY DEED DATED SEPTEMBER 20, 1944 AND RECORDED OCTOBER 10,
1944, UNDER AUDITOR'S FILE NO. 375068, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

REAL ESTATE BILL OF SALE

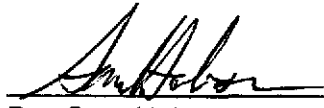
KNOW YE ALL MEN BY THESE PRESENTS, that PREVEDELL LLC, a Washington limited liability company ("**Seller**"), for and in consideration of payment of the sum of One Hundred Ninety Thousand Dollars and Zero Cents (\$190,000.00), does hereby grant, bargain, sell and convey to SKAGIT COUNTY, a municipal subdivision of the State of Washington ("**Buyer**"), the following real property:

SE1/4 NW1/4 LESS RD ALSO TR IN SE C OF SW1/4 NW1/4. SURVEY RECORDED UNDER AF#200709200139. Skagit County Tax Assessor Parcel No. P40858

See **Exhibit A** for full legal description (hereinafter, the "**Property**")

This sale was made under written threat of eminent domain by Seller. The undersigned hereby warrants and represents that Seller is the true owner of the Property, and the undersigned has full right and authority to enter this transaction on behalf of Seller and transfer the Property to Buyer by quit claim deed of even date.

Seller: PREVEDELL LLC

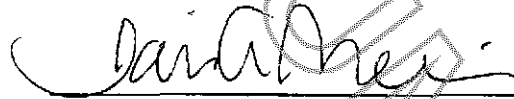


By: Sam Hobson
Its: Governing Person

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this 13 day of February 2018, before me, the undersigned, a Notary Public in the State of Washington, duly commissioned and sworn, personally came and appeared SAM HOBSON, to me known or proved by satisfactory evidence to be the governing person of PREVEDELL LLC, the Washington limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed and 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/she was authorized to execute the said instrument on behalf of said limited liability company.




signature of notary

Tami A. Rearwin
print or stamp name of notary
Notary Public in and for the State of
Washington, residing at Mercer Island
My Appointment expires: 01/21/2019

RESOLUTION #

A Resolution Pertaining to the Emergency Acquisition of Real Property to Provide Access to the Prevedell Community

WHEREAS, due to recent extreme precipitation events and a resulting landslide within the Town of Lyman's jurisdiction, Prevedell Road, located within Skagit County, has become impassable for the significant number of residents and farms in the Prevedell community, all of whom are currently cut off from fire protection, emergency services, freight deliveries, fuel deliveries, and various other necessary services, creating an imminent danger to public health, life and property; and

WHEREAS, should the roadway degrade further, the Town of Lyman has expressed an intention to close Prevedell Road to all traffic of any nature, which in turn will completely isolate the Prevedell community from any road or vehicular access, causing extreme hardship for the Prevedell community, and imminent danger to public health, life and property; and

WHEREAS, given saturated soil conditions, engineers assessing the Prevedell Road landslide opine that the damage to the road cannot feasibly be repaired until Summer 2018 at the earliest, posing a crisis of lengthy duration; and

WHEREAS, the Board of County Commissioners ("**Board**") finds under the circumstances that it is imperative to open an access route to the Prevedell community for emergency and other services with all possible speed; and

WHEREAS, Skagit County Public Works has identified a potential temporary alternative route that can be rapidly constructed by County forces, by which emergency and other essential services will be able to access the Prevedell community, which temporary access route requires the acquisition of a certain 40 acre parcel of land owned by Prevedell LLC (Skagit County Assessor Parcel No. 40858, hereinafter the "**Property**"); and

WHEREAS, under threat of eminent domain, Prevedell LLC has offered to sell to Skagit County for the sum of \$190,000, an amount the Board reasonably believes to be generally consistent with fair market value for said property; and

WHEREAS, the usual process for property acquisition by the County would involve the execution of a purchase and sale agreement and appraisal by a professional appraiser licensed in the State of Washington to validate fair market value, which would involve time-consuming processes unsuited to the exigencies posed by the Predevell landslide, as described above; and

WHEREAS, agreement to the \$190,000 purchase price for the Property would avoid the need for condemnation proceedings, which would substantially add to the time necessary to establish a temporary access route; and

WHEREAS, Prevedell LLC has delivered a fully executed quit claim deed transferring the Property to Skagit County, a copy of which is attached hereto as **Exhibit 1**; and

WHEREAS, the Board previously adopted Resolution No. 20180022 on February 8, 2018, authorizing emergency measures to respond to, among other things, the Prevedell landslide situation; and

WHEREAS, RCW 38.52.070 provides that “each political subdivision, in which any disaster as described in RCW 38.52.020 occurs, shall have the power to enter into contracts and incur obligations necessary to combat such disaster, protecting the health and safety of persons and property, and providing emergency assistance to the victims of such disaster...without regard to time-consuming procedures and formalities prescribed by law (excepting mandatory constitutional requirements), including, but not limited to, budget law limitations, requirements of competitive bidding and publication of notices, provisions pertaining to the performance of public works, entering into contracts, the incurring of obligations...and the appropriation and expenditures of public funds,” and

WHEREAS, RCW 38.52.020 defines “disaster” by reference to RCW 38.52.010(6)(a), which provides that “[e]mergency or disaster as used in all sections of this chapter...shall mean an event or set of circumstances which...demands immediate action to preserve public health, protect life, protect public property, or to provide relief to any stricken community overtaken by such occurrences...”; and

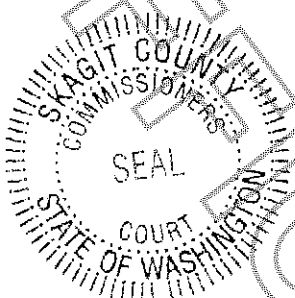
WHEREAS, the Board finds that the Prevedell landslide constitutes “an event or set of circumstances which...demands immediate action to preserve public health, protect life...or to provide relief to any stricken community...”, and thus warrants immediate action to acquire the Property so as to establish a temporary access route to the Prevedell community, pursuant to RCW Chapter 36.52 and other relevant legal authority.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board hereby authorizes the County Administrator to accept the transfer of the Property and the County Treasurer to issue payment to Prevedell LLC in the amount of One Hundred Ninety Thousand Dollars (\$190,000), in consideration for the Quit Claim Deed transferring Skagit County Parcel No. 40858 in fee simple to Skagit County.
2. To the extent that any other documentation or acts are required to effect this transaction in a manner compliant with law, the County Administrator is hereby authorized to undertake same without further authorization.

WITNESS OUR HANDS AND THE OFFICIAL SEAL OF OUR OFFICE this
20th day of February 2018.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON


Kenneth A. Dahlstedt

Kenneth A. Dahlstedt, Chair

Lisa Janicki

Lisa Janicki, Commissioner

Ron Wesen

Ron Wesen, Commissioner

ATTEST:

Amber Enns

Linda Hammons, Clerk of the Board

APPROVED AS TO FORM:

Will Honea

Will Honea, Civil Deputy
Skagit County Prosecutor's Office

APPROVED AS TO SUBSTANCE:

Dan Berentson

Dan Berentson, Director
Skagit County Public Works