



201802270039

Skagit County Auditor

\$78.00

2/27/2018 Page

1 of

5 1:50PM

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.

116758

Document Title: *Warranty Deed*

Reference Number of Related Document: *N/A*

Grantors: *Andrew G. Mitchell; Lucille M. Mitchell*

Grantee: *State of Washington, Department of Transportation*

Legal Description: *Ptn Gov't Lot 6 of Section 1, T34N, R4E, WM, Skagit County*

Additional Legal Description is on Pages 4 and 5 of Document

Assessor's Tax Parcel Number: *Ptn 34040100360003 (P23311)*

WARRANTY DEED

State Route 9, Jct. SR 538 to Howey Road

The Grantors, ANDREW G. MITCHELLE and LUCILLE M. MITCHELLE, husband and wife, 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:

For legal description and additional terms and conditions,
see Exhibit A attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018744
FEB 27 2018

Amount Paid \$6
Skagit Co. Treasurer
By *Adam* Deputy

RES-302
10/2014

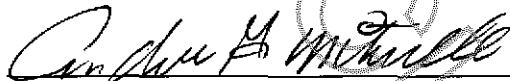
Page 1 of 5 pages

FA No. HSIP-0009(076)
Project No. A00938C
Parcel No. 1-24467

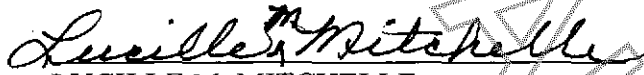
WARRANTY DEED

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 12-21, 2017



ANDREW G. MITCHELLE



LUCILLE M. MITCHELLE

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: 

Hal Wolfe, Northwest Region
Real Estate Services Manager,
Authorized Agent

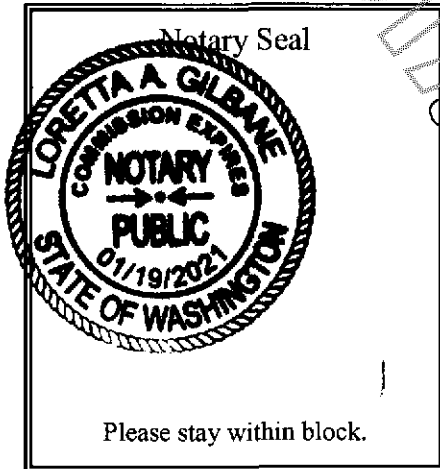
Date: 1/2/18

WARRANTY DEED

STATE OF WASHINGTON)
 : §
County of Skagit)

On this 21 day of December, 2017 before me personally appeared ANDREW G. MITCHELLE and LUCILLE M. MITCHELLE, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their 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.



Loretta A. Gilbane
Notary (print name) Loretta A. Gilbane
Notary Public in and for the State of Washington,
residing at Seattle WA
My commission expires 01/19/2021

WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying northwesterly and northerly of a line beginning at Highway Engineer's Station (hereinafter referred to as HES) 190+51 on the SR 9 line survey of SR 9, Jct. SR 538 to Howey Road; thence easterly to a point opposite HES 190+51+ on said line survey and 30 feet easterly therefrom, said point lying on the easterly margin of SR 9 as it existed on February 22, 1989, and the south property line of said PARCEL "A"; thence northeasterly to a point opposite HES ODC 10+90 on the ODC line survey of said Highway and 50 feet southerly therefrom; thence northeasterly to a point opposite HES ODC 11+51 on said line survey and 38 feet southerly therefrom; thence easterly parallel with said line survey to a point opposite HES ODC 14+00 thereon and the end of this line description.

PARCEL "A"

That portion of Government Lot 6, in Section 1, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

Beginning at the intersection of the center of the paved State road and the center of Pickering or Day Creek Road, near the northwest corner of said Government Lot 6;

thence east along the center of said Pickering Road 135 feet;

thence south at right angles 100 feet;

thence west at right angles to the center of said paved State road;

thence northwesterly and north along the center of said paved State road to the point of beginning;

(being a portion of what is known as the Mabel C. Pickering property).

TOGETHER WITH that portion of Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

Beginning at a point in the centerline of the County road known as Pickering Day Creek Road, along the north line of said subdivision, 135 feet east of its intersection with the centerline of State Road No. 1A (now State Route 9);

thence south at right angles to said Pickering Road 100 feet;

thence east to the westerly line of the Northern Pacific Railroad Company right of way;

thence northerly along said right of way to the centerline of Pickering Road;

thence west 83 feet, more or less, to the point of beginning.

WARRANTY DEED

EXHIBIT A
(continued)

TOGETHER WITH that portion of the west 50 feet of the real estate described in deed recorded December 21, 1988, under Skagit County Auditor's File No. 8812210041, lying between the north and south boundaries of the hereinafter described tract extended easterly 50 feet, more or less, to the centerline of the real estate described in said deed, said tract is described as follows:

That portion of Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

Beginning at a point in the centerline of the County Road known as Pickering Day Creek Road, along the north line of said subdivision, 135 feet east of its intersection with the centerline of State Road No. 1A (now State Route 9);

thence south at right angles to said Pickering Road 100 feet;

thence east to the westerly line of the Northern Pacific Railroad Company right of way;

thence northerly along said right of way to the centerline of Pickering Road;

thence west 83 feet, more or less, to the point of beginning.

TOGETHER WITH any portions of State Route 9 and Pickering Day Creek Road which would attach by operation of law.

The lands herein described contain an area of 4,154 square feet, more or less, the specific details concerning all of which are to be found on sheet 9 of that certain plan entitled SR 9, Jct. SR 538 to Howey Road, now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of February 23, 1989, revised September 28, 2017.

Grantors' Initials

SM
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