



**201805150047**

05/15/2018 11:57 AM Pages: 1 of 4 Fees: \$77.00  
Skagit County Auditor

AFTER RECORDING RETURN TO:

ATTN: REAL ESTATE SERVICES  
DEPARTMENT OF TRANSPORTATION  
P.O. BOX 47338  
OLYMPIA, WA 98504-7338

Document Title: Quitclaim Deed  
Reference Number of Related Document: N/A  
Grantor: State of Washington, Department of Transportation  
Grantee: City of Sedro Woolley  
Legal Description: Ptn. NW-SW, Sec 24, T3N, R4E, W.M.  
Additional Legal Description is on Page 1 & 2 of document  
Assessor's Tax Parcel Number: P37511, P37503 & highway right of way

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181979  
MAY 15 2018

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

Q U I T C L A I M D E E D

SR 9, HOWEY ROAD TO SEDRO WOOLLEY

The STATE OF WASHINGTON acting by and through its DEPARTMENT OF TRANSPORTATION, Grantor, at the direction of the legislature pursuant to chapter 306, Laws of 2013 (ESSB 5024, Section 213(5)), requiring the transfer of certain portions of the state's highway property located in the incorporated limits of Sedro-Woolley to facilitate completion of the SR 20/Cook Road realignment and extension project, to provide a more direct route from SR 20 and SR 9 to I-5, to reduce traffic and improve capacity on SR 20 and SR 9, hereby conveys and quitclaims unto CITY OF SEDRO-WOOLLEY, a municipal corporation of the state of Washington, Grantee, all right, title, and interest, including all easement rights of access, light, view and air, in and to the following described real property:

Tract A

Beginning at a point 20 feet north and 180 feet east of the southwest corner of the northwest quarter of Section 24, Township 35 North, Range 4 East, W.M., in Skagit County, Washington; thence east 260 feet, more or less, to the west line of Nelson Street (now Western Avenue) as platted in West Addition to the Town of Woolley, according to the recorded plat thereof in the office of the Auditor of

Skagit County, Washington, in Volume 2 of Plats, page 89; thence north along said west line of Nelson Street (now Western Avenue) 320 feet; thence west to a point directly north of the point of beginning; thence south 320 feet to the place of beginning.

Tract B

A 54-foot strip off the east side of the following described property in the southwest quarter of the northwest quarter of Section 24, Township 35 North, Range 4 East, in Skagit County, Washington:

Beginning at a point 20 feet north of the southwest corner of said quarter section; thence north 320 feet; thence east 180 feet; thence south 320 feet; thence west 180 feet to the point of beginning.

Tract C

That part of the following described PARCEL "B" lying southeasterly of the following described line: Beginning at a point on the east line of said PARCEL "B", 20 feet northerly of the southeast corner thereof; thence southwesterly to a point on the south line thereof 20 feet westerly of said southeast corner.

PARCEL "B": Beginning at a point 20 feet north of the southwest corner of the southwest quarter of the northwest quarter of Section 24, Township 35 North, Range 4 East, W.M., in Skagit County, Washington; thence north 320 feet; thence east 126 feet; thence south 320 feet; thence west to the point of beginning.

The specific details concerning all of which may be found on Sheet 4 of 4 sheets of that certain right of way plan entitled SR 9, (SSH 1 A), Howey Road to Sedro Woolley, now of record and on file in the Office of the Secretary of Transportation at Olympia, Washington, bearing date of approval July 9, 1957.

The specific details concerning all of which may be found on sheet 4 of 4 of that certain plan entitled SR 9, (SSH 1 A), Howey Road to Sedro Woolley, now of record and on file in the office of the Secretary of Transportation at Olympia, Washington, bearing date of approval July 9, 1957, revised December 12, 2013.

Subject to all existing encumbrances, including easements, restrictions and reservations, if any.

The Grantee herein, on behalf of itself and its successors or assigns, waives and/or releases Grantor from any past, present, or future claims for damages directly or indirectly caused by highway drainage or runoff, and further, Grantee, its successors or assigns, shall have no right of compensation for damages to the property herein conveyed caused directly or indirectly by highway drainage or runoff.

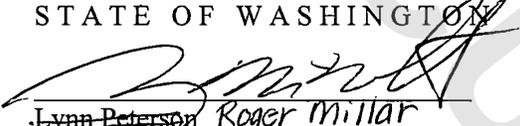
The Grantee understands and agrees that the above-referenced property is transferred for road and street purposes only. The Grantee shall not vacate, sell, rent or use the property (or any portion thereof) for nontransportation uses without first obtaining the Grantor's prior written approval. The Grantee agrees on behalf of itself and its successors or assigns, not to revise either the right of way lines or the access control without first obtaining the Grantor's prior written approval. Should the Grantor authorize the vacation, sale, rental or use of the property (or any portion thereof) for nontransportation uses, the Grantee agrees at its cost to determine by appraisal the fair market value/economic rent of the property (or any portion thereof), and the Grantee and state of Washington agree to proportionally share in the value of the property in the same proportion as the purchase costs were shared.

The Grantee, its successors or assigns, as part consideration herein does hereby agree to comply with all civil rights and anti-discrimination requirements of Chapter 49.60 RCW as to the lands herein described.

The lands herein described are not required for state highway purposes and are conveyed pursuant to the provisions of RCW 47.12.080 in conjunction with chapter 306, laws of 2013 (ESSB 5024, Section 213(5)).

Dated at Olympia, Washington, this 27th day of April, 2018.

STATE OF WASHINGTON

  
Lynn Peterson Roger Millar  
Secretary of Transportation

APPROVED AS TO FORM:

By: [Signature]  
Assistant Attorney General

REVIEWED AS TO FORM:

City of Sedro Woolley

By: [Signature]

Name: ERON BERG

Title: CITY SUPERVISOR/ATTORNEY

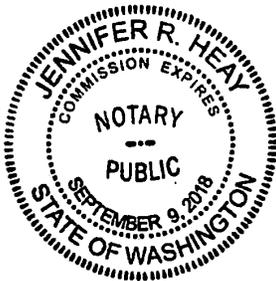
STATE OF WASHINGTON )

) : ss

County of Thurston )

On this 27<sup>th</sup> day of April, 2018, before me personally appeared Rodney Miliar ~~Lynn Peterson~~, known to me as the Secretary of Transportation, Washington State Department of Transportation, and executed the foregoing instrument, acknowledging said instrument to be the free and voluntary act and deed of the State of Washington, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

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



Jennifer R Heay  
Notary (print name) Jennifer R. Heay  
Notary Public in and for the State of Washington, residing  
at Olympia  
My Appointment Expires 9/9/2018