



201904240076

04/24/2019 04:08 PM Pages: 1 of 4 Fees: \$102.00
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(s): State of Washington, Department of Transportation
Grantee(s): Michael A. Hawkings and Kathi A. Hawkings
Legal Description: Ptn. E 1/2 of the SW 1/4 of Section 1, T34N, R3E, WM
Additional Legal Description is on Pages 1 and 2 of document
Assessor's Tax Parcel Number: P20960, 340301-3-006-0004; P20959, 340301-3-002-0107

QUITCLAIM DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191485
APR 24 2019

SR 20, Fredonia to Pulver Rd. Vic.

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

The STATE OF WASHINGTON acting by and through its DEPARTMENT OF TRANSPORTATION, Grantor, for and in consideration of SIX THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$6,200.00), hereby conveys and quitclaims unto MICHAEL A. HAWKINGS AND KATHI A. HAWKINGS, husband and wife, Grantees, all right, title, and interest in and to the following described real property situated in Skagit County, State of Washington:

That portion of the East 500 feet of the East half of the Southwest quarter of Section 1, Township 34 North, Range 3 East, W.M., Skagit County, Washington, described as follows:

Commencing at the quarter section corner between Sections 1 and 12, Township 34 North, Range 3 East, W.M., Skagit County, Washington, said quarter corner is witnessed by a 2 inch iron pipe set North 00°54'30" West a distance of 15 feet along a line, said line being from said quarter corner through the center of said Section 1; thence North 86°36'30" East a distance of 1,273.72 feet along the south line of the southeast quarter of said Section 1 to a 2 inch iron pipe, said iron pipe marks the east one-sixteenth corner between said Sections 1 and 12; thence North 00°26'30"

West a distance of 2,324.38 feet along a line to a 2 inch iron pipe, said line being from said east one-sixteenth corner through the center of the southeast quarter of said Section 1, said iron pipe being on the southerly right-of-way line of the county road, as said road existed on August 30, 1954; thence South 63°35'30" West a distance of 1,984.64 feet along said southerly right-of-way line to a point, said point is witnessed by a 2 inch iron pipe set South 00°54'30" East a distance of 7.80 feet, said point also being the northwest corner of a tract of land conveyed to Homer E. Queen and Margaret Queen, husband and wife, by deed dated August 30, 1954, recorded September 2, 1954 as Auditor's File No. 505995, records of Skagit County, Washington, said point also being the TRUE POINT OF BEGINNING; thence Southerly along the west line of said Queen tract a distance of 450 feet; thence North 63 1/2° East a distance of 503 feet; thence North 22 1/2° West a distance of 414 feet, more or less, to a point on the southerly right-of-way line of said county road; thence southwesterly along said right-of-way line a distance of 337.10 feet, more or less, to the TRUE POINT OF BEGINNING;

EXCEPT ditch rights-of-way;

AND EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded May 23, 1934, recorded under Volume 164 of Deeds, page 373, with Auditor's filed number 262398, records of Skagit County, Washington.

ALSO EXCEPT that portion lying northwesterly of a line drawn parallel with and 105 feet southeasterly of the SR 20 line survey of SR 20, FREDONIA TO PULVER RD. VIC.

EXCEPT, Grantor reserves to itself and its successors and/or assigns, all easement rights of access, light, view and/or air in the property herein conveyed to the extent that the property abuts the state highway right of way; therefore, the Grantees herein, including heirs, successors or assigns, shall have no right of ingress or egress to, from or between SR 20 and the lands herein described, nor shall Grantees herein, their heirs, successors or assigns, be entitled to compensation for any loss of access, light, view and/or air occasioned by the location, construction, reconstruction, maintenance or operation of said highway.

The specific details concerning all of which may be found on sheets 15 and 16 of that certain plan entitled SR 20, Fredonia to Pulver Rd. Vic., now of record and on file in the office of the Secretary of Transportation at Olympia, Washington, bearing date of approval June 3, 2005, revised September 7, 2018.

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

The Grantees herein, on behalf of themselves and their heirs, successors or assigns, as part consideration paid herein, 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, Grantees, their heirs, 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.

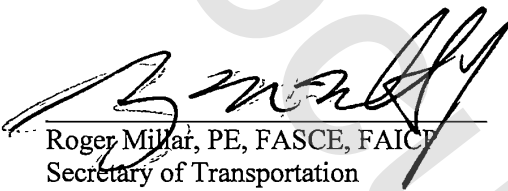
The herein described property is being conveyed without any direct access to a public road.

The Grantees, on behalf of themselves and their heirs, successors or assigns, as part consideration herein, do hereby agree to comply with all civil rights and anti-discrimination requirements of chapter 49.60 RCW as to the lands herein conveyed.

The lands herein described are not required for state highway purposes and are conveyed pursuant to the provisions of RCW 47.12.283.

Dated at Olympia, Washington, this 2nd day of April, 2019.

STATE OF WASHINGTON,
DEPARTMENT OF TRANSPORTATION -
GRANTOR



Roger Millar, PE, FASCE, FAICP
Secretary of Transportation

APPROVED AS TO FORM:

By: *Maui Sherman*
Assistant Attorney General

REVIEWED AS TO FORM:

MICHAEL A. HAWKINGS and KATHI A. HAWKINGS – GRANTEE

By: *Michael A. Hawkings*
Michael A. Hawkings

By: *Kathi A. Hawkings*
Kathi A. Hawkings

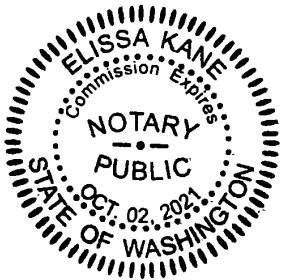
STATE OF WASHINGTON)

) ss.

County of Thurston)

On this 2nd day of April, 20 19, before me personally appeared Roger Millar, known to me as the Secretary of Transportation, State of Washington, 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 he was authorized to execute said instrument.

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



Elissa Kane

Notary (print name) ELISSA KANE

Notary Public in and for the State of Washington,

residing at Thurston County

My Appointment Expires 10-02-2021