

202108110154

08/11/2021 04:18 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

After Recording, Return to:
SKAGIT COUNTY PUBLIC WORKS DEPARTMENT
Attn: County Engineer
1800 Continental Place
Mount Vernon, WA 98273-5625

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20213701
AUG 11 2021

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

Document Title: Warranty Deed
Grantor(s): Sarah J. Edgett
Grantee(s): Skagit County, a political subdivision of the State of Washington
Abbreviated Legal Description: Ptn. NW SW & SW NW, 1-34-4 & Ptn. NE SE, 2-34-4 W.M.
Additional Legal(s): Exhibit A and B, attached hereto and made part of
Assessor's Tax Parcel Number: P109560

WARRANTY DEED

Francis Road Reconstruction Section 1

The Grantor, **Sarah J. Edgett**, as her separate estate, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, hereby convey(s) and warrant(s) to the **Skagit County, a political subdivision of the State of Washington**, 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 rights of Eminent Domain:

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

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of Tax Parcel No. P109560, the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided by RCW 84.60.070

LPA-302
10/2014

Page 1 of (5) Pages

FA No. STPR-F294(001)
Project No. 11
Parcel No. P109560

SKAGIT COUNTY
Contract # C20210359
Page 1 of 5

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 **Skagit County** unless and until accepted and approved hereon in writing for the **Skagit County**, by its authorized agent.

DATED this 20 day of May, 2021.

GRANTOR:**Sarah J. Edgett**

Sarah J. Edgett

STATE OF WASHINGTON }


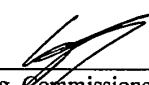
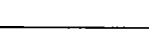
COUNTY OF Skagit } SS.

I hereby certify that I know or have satisfactory evidence that Sarah J. Edgett, is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it to be his/her free and voluntary, act for the uses and purposes mentioned in this instrument.

Dated: 5/20/2021Signature: [Signature]

Notary Public in and for the State of Washington

Notary (print name): Sonja DavisResiding at: Kirkland

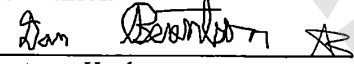
WARRANTY DEEDDATED this 2 day of August, 2021.**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**
Lisa Janicki, Chair
Peter Browning, Commissioner**ABSENT**
Ron Wesen, Commissioner

Attest:


Clerk of the Board


Authorization per Resolution R20160001

Recommended:

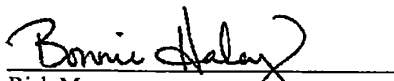

Department Head

County Administrator

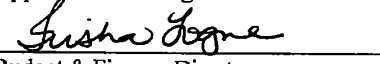
Approved as to form:

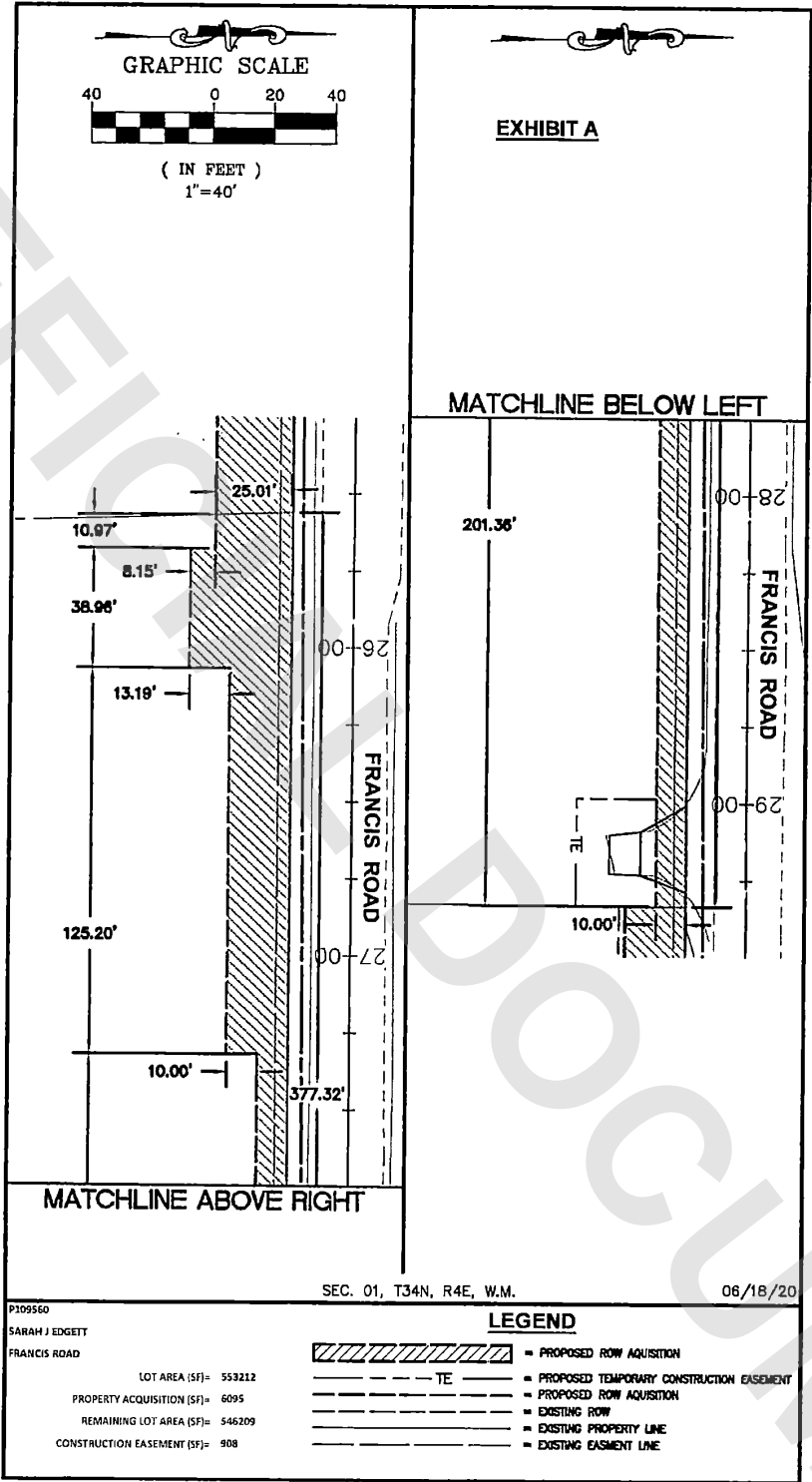
 7/28/21
Civil Deputy Prosecuting Attorney

Approved as to indemnification:


Risk Manager

Approved as to budget:


Budget & Finance Director



**EXHIBIT B
LEGAL DESCRIPTION
FOR
RIGHT OF WAY ACQUISITION**

SARAH J. EDGETT TO SKAGIT COUNTY

(Portion of Assessor's Parcel No. P109560)

That portion of the of Southwest quarter of the Northwest quarter, Section 1, Township 34 North, Range 4 East, W.M., Skagit County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said Southwest quarter of the Northwest quarter; Thence North $88^{\circ}54'57''$ West along the North line of said Southeast quarter of the Northwest quarter for a distance of 659.20 feet; Thence South $01^{\circ}35'04''$ West for a distance of 5.61 feet to the South right of way of Francis Road as it existed in June 2020, and to the **Point of Beginning**. Thence continuing South $01^{\circ}35'04''$ West for a distance of 10.00 feet; Thence North $88^{\circ}36'09''$ West for a distance of 201.36 feet; Thence South $01^{\circ}23'51''$ West for a distance of 10.00 feet; Thence North $88^{\circ}36'07''$ West for a distance of 125.20 feet; Thence South $01^{\circ}27'29''$ West for a distance of 13.19 feet; Thence North $88^{\circ}32'31''$ West for a distance of 38.96 feet; Thence North $01^{\circ}27'29''$ East for a distance of 8.15 feet; Thence North $88^{\circ}36'14''$ West for a distance of 10.97 feet; Thence North $00^{\circ}25'32''$ West for a distance of 25.01 feet to the said South right of way of Francis Road; Thence South $88^{\circ}36'09''$ East along said right of way for a distance of 377.32 feet to the **Point of Beginning**.

Continuing 6,095 Square Feet, more or less.

The portion of parcel P109560 described above is derived from the engineering design for Skagit County Public Works project number ES7900-8, Francis Road Reconstruction Section 1.

Situate in Skagit County, Washington.

Prepared by Larry Steele & Associates, Inc.
Land Surveyors
1334 King Street, Ste. 1
Bellingham WA 98229
360-676-9350
Job #15618
April 22, 2021



SA_LSA Project Files\2018 Projects\2018-156 R&E - Francis Rd Reconstruction\Legals\11-21-20\15618 ROW P109560 (04.22.21).doc