

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

2021-4787
SEP 23 2021

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

Document Title: Warranty Deed
Grantor(s): Todd H. Torgeson
Grantee(s): Skagit County, a political subdivision of the State of Washington
Abbreviated Legal Description: SW ¼ of Section 1, Township 34 N, Range 4 E, W.M.,
Additional Legal(s): Exhibit A and B, attached hereto and made part of
Assessor's Tax Parcel Number: P23398

WARRANTY DEED

Francis Road Reconstruction Section 1

The Grantor, **Todd H. Torgeson, a married man as his 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. P23398, the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided by RCW 84.60.070

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 5th day of August, 2021.

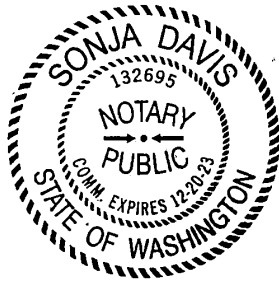
GRANTOR:



Todd H. Torgeson

STATE OF WASHINGTON }
 } SS.
COUNTY OF Skagit }

I hereby certify that I know or have satisfactory evidence that Todd H. Torgeson, 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: 9/5/2021
Signature: [Handwritten Signature]
Notary Public in and for the State of Washington
Notary (print name): Sonja Davis
Residing at: Kirkland

WARRANTY DEED

DATED this 1 day of September, 2021.

**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Lisa Janicki
Lisa Janicki, Chair

Peter Browning
Peter Browning, Commissioner

Ron Wesen
Ron Wesen, Commissioner

Attest:

Amber Evans
Clerk of the Board

Authorization per Resolution R20160001

Recommended:

Paul G. Dardella for D.B.
Department Head

County Administrator

Approved as to form:

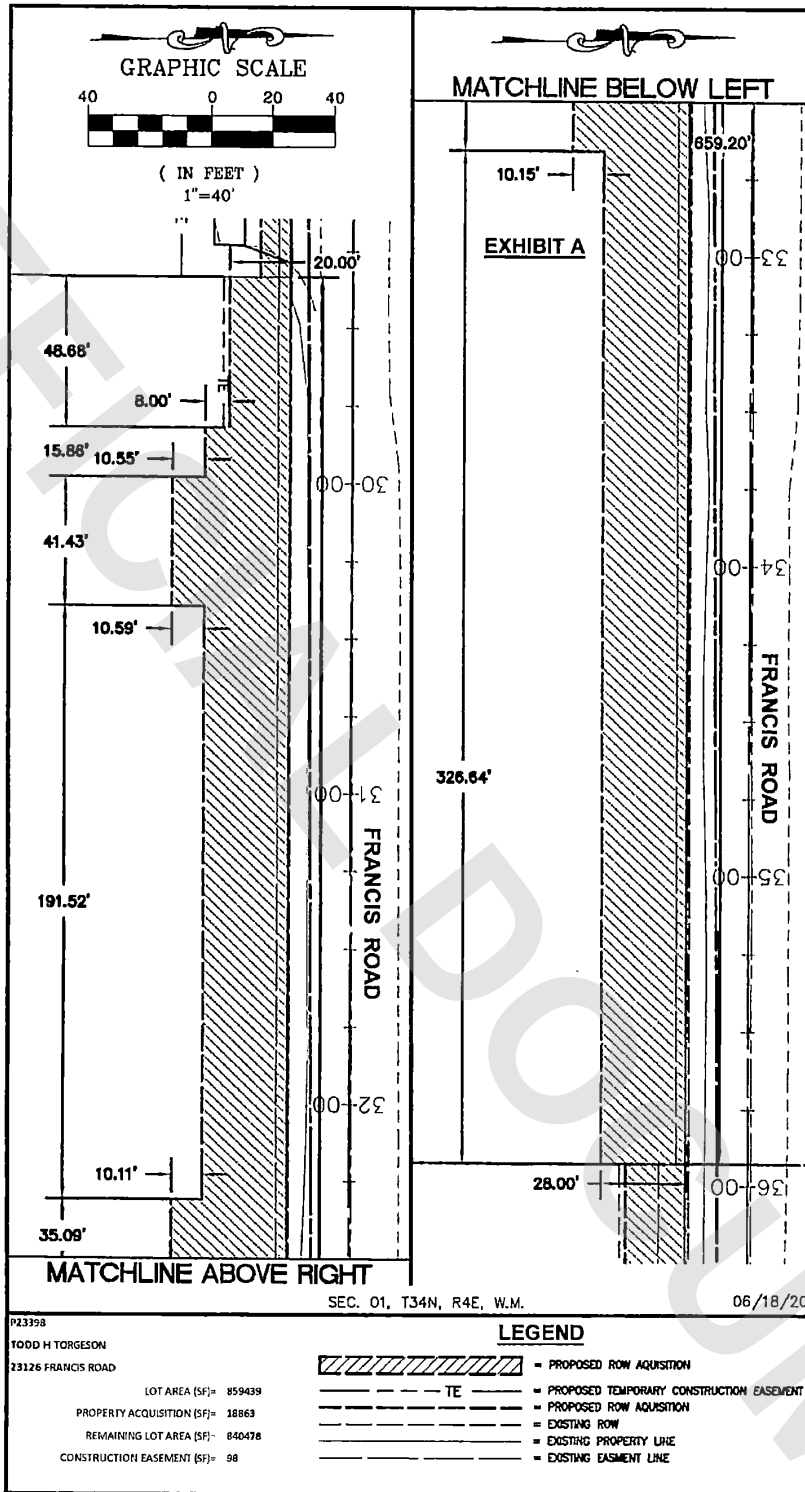
[Signature] 8/24/21
Civil Deputy Prosecuting Attorney

Approved as to indemnification:

Bonnie Halay
Risk Manager

Approved as to budget:

Jisha Logne
Budget & Finance Director



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

TODD H. TORGESON TO SKAGIT COUNTY

(Portion of Assessor's Parcel No. P23398)

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 South $01^{\circ}28'24''$ West along the East line of said Southwest quarter of the Northwest quarter, for a distance of 9.21 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 $01^{\circ}28'24''$ West for a distance of 28.00 feet; Thence North $88^{\circ}36'09''$ West for a distance of 326.64 feet; Thence South $01^{\circ}27'29''$ West for a distance of 10.15 feet; Thence North $88^{\circ}32'31''$ West for a distance of 35.09 feet; Thence North $01^{\circ}27'29''$ East for a distance of 10.11 feet; Thence North $88^{\circ}36'09''$ West for a distance of 191.52 feet; Thence South $01^{\circ}27'29''$ West for a distance of 10.59 feet; Thence North $88^{\circ}32'31''$ West for a distance of 41.43 feet; Thence North $01^{\circ}27'29''$ East for a distance of 10.55 feet; Thence North $88^{\circ}36'09''$ West for a distance of 15.86 feet; Thence North $01^{\circ}23'51''$ East for a distance of 8.00 feet; Thence North $88^{\circ}36'09''$ West for a distance of 48.68 feet; Thence North $01^{\circ}35'04''$ East for a distance of 20.00 feet to the South right of way of Francis Road; Thence South $88^{\circ}36'09''$ East along said South right of way, for a distance of 659.20 feet to the **Point of Beginning**.

Continuing 18,863 Square Feet, more or less.

The portion of parcel P23398 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



S:_LSA Project Files\ 2018 Projects\2018-156 R&E - Francis Rd Reconstruction\Legals\11-21-20\15618 ROW P23398 (04.22.21).doc