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11/29/2021 01:38 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

**AFTER RECORDING RETURN TO:
Public Works – Attn: Brenda Olson
1800 CONTINENTAL PLACE
MOUNT VERNON, WA 98273**

DOCUMENT TITLE: Warranty Deed

DATE SIGNED: November 29, 2021

GRANTOR: Singletrack Mind LLC

GRANTEE: Skagit County

COUNTY CONTRACT NO.: C20210573

PARCEL #: P23346

ABBREVIATED LEGAL DESCRIPTION:

(0.9300 ac) TAX 25A: LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL17-0490, RECORDED UNDER AF#201801030035, BEING A PORTION OF GOVERNMENT LOT 3 OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

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
2021-0431
NOV 29 2021
Amount Paid \$ 0
Skagit Co. Treasurer
By *MM* Deputy

Document Title: Warranty Deed
Grantor(s): Singletrack Mind LLC
Grantee(s): Skagit County, a political subdivision of the State of Washington
Abbreviated Legal Description: Lot 1 of Short Plat No. PL17-0490, Recorded under AF#201801030035, Ptn. of Lot 3 of Section 1, Township 34N, Range 4E, W.M.
Additional Legal(s): Exhibit A and B, attached hereto and made part of Assessor's Tax Parcel Number: P23346

WARRANTY DEED

Francis Road Reconstruction Section 1

The Grantor, **Singletrack Mind LLC, a Washington limited liability company**, 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. P23346, 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 20th day of October, 2021.

GRANTOR:

Singletrack Mind LLC

By: [Signature]
Its: **James Eidson, Managing Member**

STATE OF WASHINGTON }
 } SS.
COUNTY OF SKAGIT }

I certify that I know or have satisfactory evidence that James Eidson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Managing Member of Single Track Mind LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.



Dated: 10/20/2021
Signature: [Signature]
Notary Public in and for the State of Washington
Notary (print name): Sonja Davis
Residing at: Kirkland
My appointment expires: 12/20/23

WARRANTY DEED

DATED this 22 day of November, 2021.

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

Lisa Janicki
Lisa Janicki, Chair

Peter Browning
Peter Browning, Commissioner

Ron Wesen
Ron Wesen, Commissioner

Attest:

Kari Williams
Clerk of the Board

Authorization per Resolution R20160001

Recommended:

Dan Berentson *RB*
Department Head

County Administrator

Approved as to form:

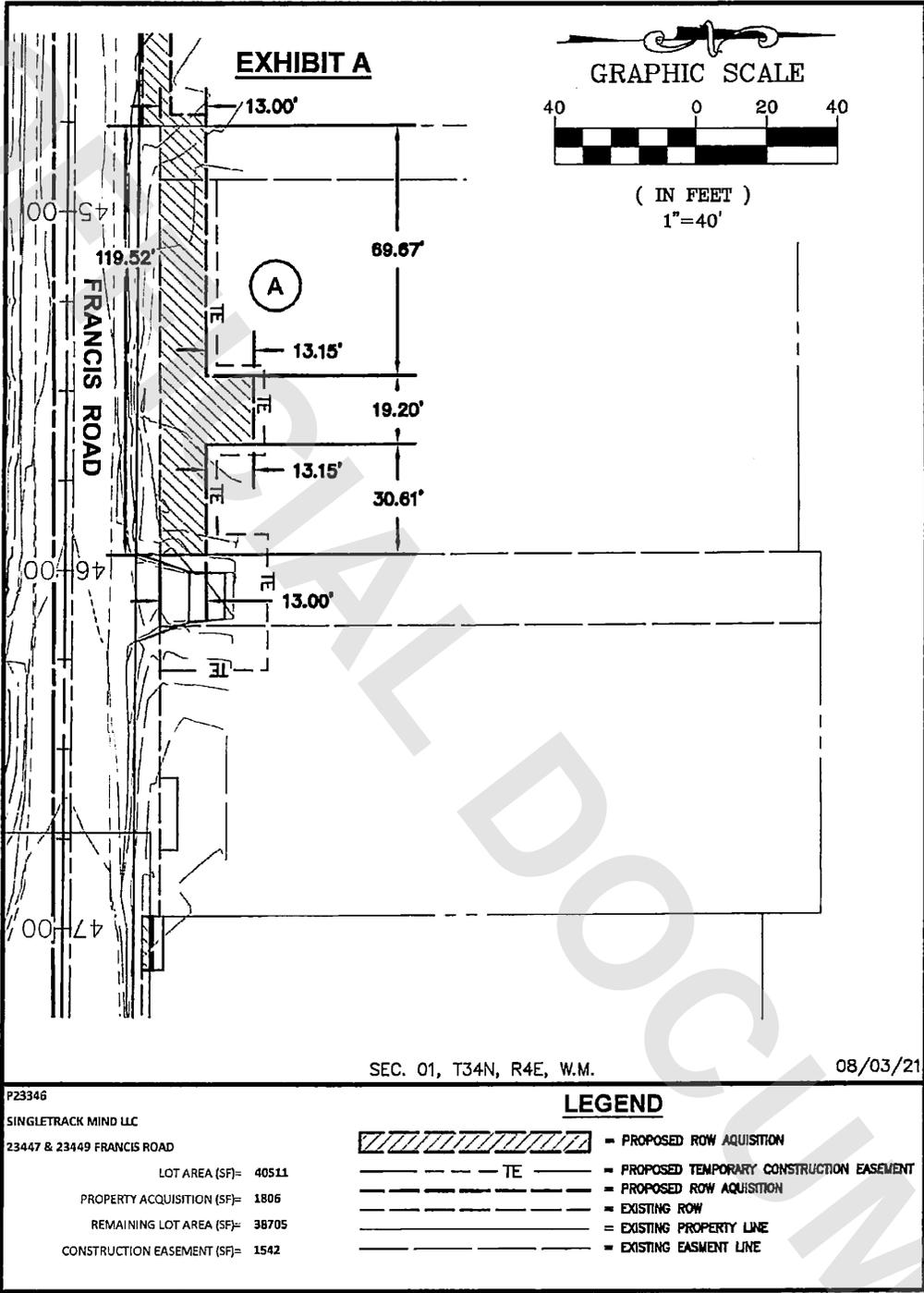
[Signature] 11/4/21
Civil Deputy Prosecuting Attorney

Approved as to indemnification:

[Signature]
Risk Manager

Approved as to budget:

[Signature]
Budget & Finance Director



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

SINGLETRACK MIND, LLC TO SKAGIT COUNTY

(Portion of Assessor's Parcel No. P23346) A

That portion of the of Government Lot 3, Section 1, Township 34 North, Range 4 East, W.M., Skagit County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 3; Thence North 88°54'57" West along the South line of said Government Lot 3, for a distance of 315.38 feet; Thence North 01°05'02" East for a distance of 30.00 feet to the North right of way of Francis Road as it existed in June 2020, and to the **Point of Beginning**. Thence continuing North 01°05'02" East for a distance of 13.00 feet; Thence North 88°54'58" West for a distance of 30.61 feet; Thence North 01°27'29" East for a distance of 13.15 feet; Thence North 88°55'48" West for a distance of 19.20 feet; Thence South 01°27'29" West for a distance of 13.15 feet; Thence North 88°54'58" West for a distance of 69.67 feet; Thence South 01°15'00" West for a distance of 13.00 feet to the North right of way of Francis Road; Thence South 88°54'58" East along said right of way, for a distance of 119.52 feet to the **Point of Beginning**.

Continuing 1,806 Square Feet, more or less.

The portion of parcel P23346 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
August 16, 2021



S:_LSA Project Files\2000-2020 Projects\2018 Projects\2018-156 R&E - Francis Rd Reconstruction\Legals\11-21-20\15618 ROW A P23346 (08.16.21).doc