

202201040119

01/04/2022 02:57 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

JAN 04 2022

2022-40

Amount Paid: \$0
By: [Signature] Skagit Co. Treasurer
Deputy

Document Title: Warranty Deed
Grantor(s): Skagit Farmland, LLC
Grantee(s): Skagit County, a political subdivision of the State of Washington
Abbreviated Legal Description: Ptn. of Government Lot 1, NE 02-34-04
Additional Legal(s): Exhibit A and B, attached hereto and made part of
Assessor's Tax Parcel Number: P23415

WARRANTY DEED

Francis Road Reconstruction Section 1

The Grantor, **Skagit Farmland, 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. P23415, 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. 3
Parcel No. P23415

SKAGIT COUNTY
Contract # C20210649
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 10 day of November 2021.

GRANTOR:

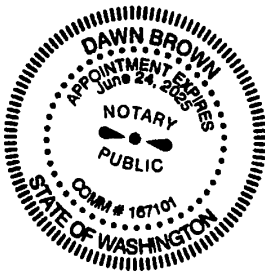
Skagit Farmland, LLC

By: Don Carlin, Manager of Skagit Farmland, LLC

Tony Wisdom


STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS.

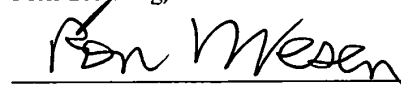
I certify that I know or have satisfactory evidence that Don Carlin is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the **Manager of Skagit Farmland, LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.



Dated: November 10, 2021
Signature: Dawn Brown
Notary Public in and for the State of Washington
Notary (print name): DAWN BROWN
Residing at: Burlington, WA
My appointment expires: 06-24-2025

WARRANTY DEEDDATED this 20 day of December, 2021.**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Lisa Janicki, Chair

Peter Browning, Commissioner

Ron Wesen, Commissioner

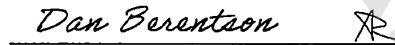
Attest:



Clerk of the Board

Authorization per Resolution R20160001

Recommended:




Department Head_____
County Administrator

Approved as to form:



12/9/21
Civil Deputy Prosecuting Attorney

Approved as to indemnification:

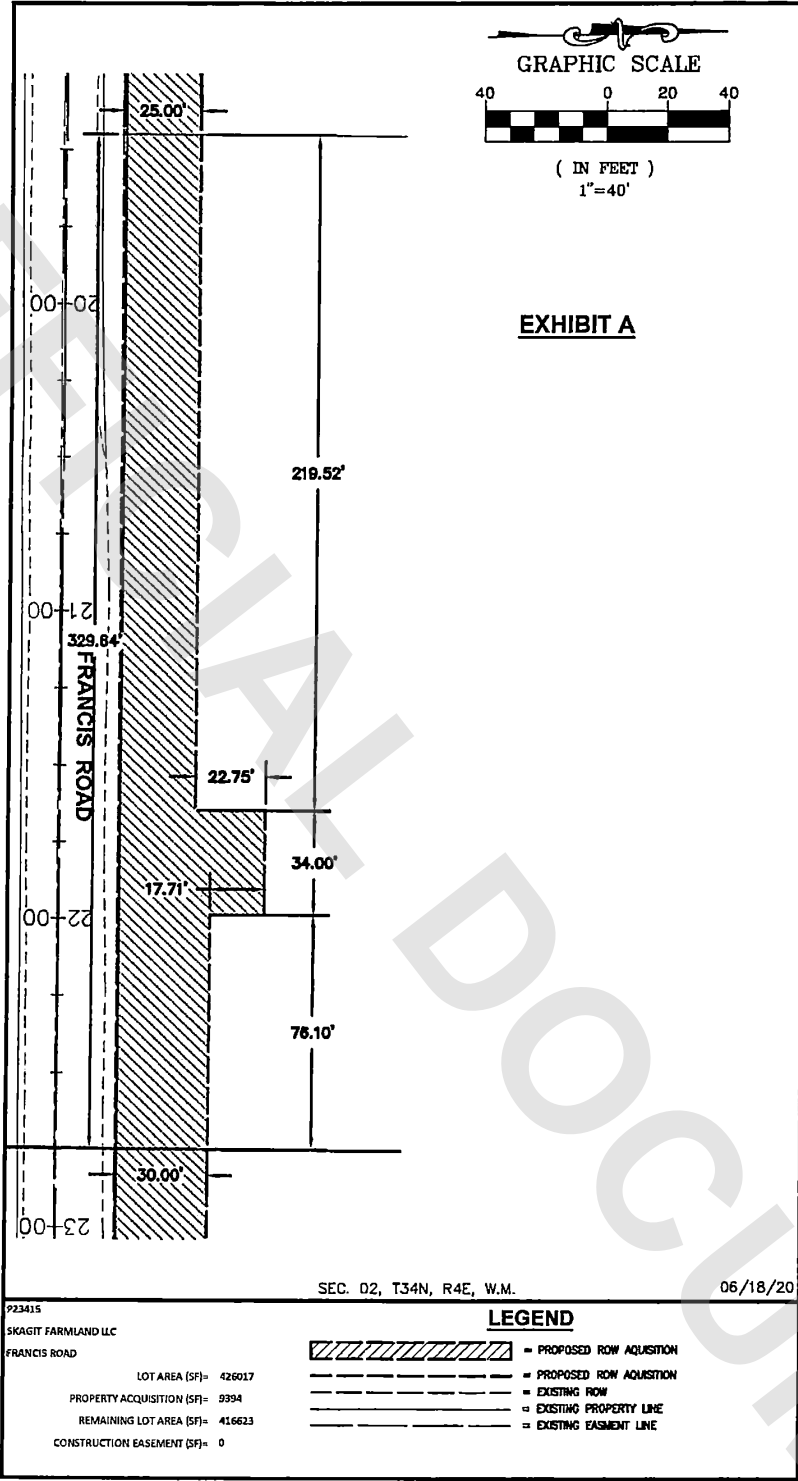


Risk Manager

Approved as to budget:



Budget & Finance Director



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

SKAGIT FARMLAND, LLC TO SKAGIT COUNTY

(Portion of Assessor's Parcel No. P23415)

That portion of the of Government Lot 1, Section 2, 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 1; Thence North $01^{\circ}41'39''$ East along the East line of said Government Lot 1, for a distance of 38.00 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 $01^{\circ}41'39''$ East for a distance of 30.00 feet; Thence North $88^{\circ}36'08''$ West for a distance of 76.10 feet; Thence North $01^{\circ}27'29''$ East for a distance of 17.71 feet; Thence North $88^{\circ}32'31''$ West for a distance of 34.00 feet; Thence South $01^{\circ}27'29''$ West for a distance of 22.75 feet; Thence North $88^{\circ}36'08''$ West for a distance of 219.52 feet; Thence South $01^{\circ}45'23''$ West for a distance of 25.00 feet to the said North right of way of Francis Road; Thence South $88^{\circ}36'09''$ East along said right of way, for a distance of 329.64 feet to the **Point of Beginning**.

Continuing 9,394 Square Feet, more or less.

The portion of parcel P23428 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
November 21, 2020



4/23/21

S:_LSA Project Files\2018 Projects\2018-156 R&E - Francis Rd Reconstruction\Legals\11-13-20\15618 ROW P23415 (11.21.20).doc