

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P. O. Box 47338
Olympia, WA 98504-7338

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20223752
Date 09/12/2022

Document Title: Warranty Deed

Reference Number of Related Document: N/A

Grantor: John P. Anderson

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn of the SW¼ of SE¼ of Section 17, T33N, R4E, W.M. Skagit County

Additional Legal Description is on Pages 4 and 5 of Document

Assessor's Tax Parcel Number: Ptn 33041700030005 (P16711)

WARRANTY DEED

GNW 19-2990

State Route 534, Conway Jct. Interchange Vic. to Bulson Rd. Vic.

The Grantor, JOHN P. ANDERSON, an unmarried man as his separate property, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, hereby conveys and warrants to the **State of Washington, acting by and through its Department of Transportation**, 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 right of Eminent Domain:

For legal description and additional terms and conditions,
see Exhibit A 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 the hereinafter described PARCEL "A", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for 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 State of Washington unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Dated August 15th, 2022



JOHN P. ANDERSON

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: _____
Synthia Armstrong, Northwest Region
Real Estate Services Manager,
Authorized Agent

Date: _____

WARRANTY DEED

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Dated August 15th, 2022


JOHN P. ANDERSON

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

Synthia Armstrong
By: Synthia Armstrong (Aug 24, 2022 07:23 PDT)

Synthia Armstrong, Northwest Region
Real Estate Services Manager,
Authorized Agent

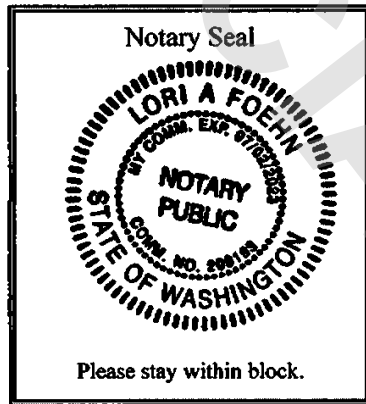
Date: Aug 24, 2022

WARRANTY DEED

STATE OF WASHINGTON)
 : §
County of Skagit)

On this day personally appeared before me JOHN P. ANDERSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of AUG., 2022.



Lori A. Foehn
Notary (print name) Lori A. Foehn
Notary Public in and for the State of Washington,
residing at Shoreline
My commission expires 7/2/2023

WARRANTY DEED**EXHIBIT A**

All that portion of the hereinafter described PARCEL "A" lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 28+00 on the SR 534 line survey of SR 534, Conway Jct. Interchange Vic. to Bulson Rd. Vic. and 20 feet northerly therefrom; thence northerly to a point opposite said HES and 25 feet northerly therefrom; thence easterly parallel with said line survey to a point opposite HES 29+00 thereon; thence southerly to a point opposite said HES and 20 feet northerly therefrom; thence westerly to the point of beginning.

PARCEL "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of said Southeast 1/4 of Section 17;
thence North 0°32' West along the West line of said Southeast 1/4 30.00 feet to a point on the North line of the County Road which is the TRUE POINT OF BEGINNING;
thence North 0°32' West along the West line of the Southeast 1/4 23.61 feet; thence North 42°08' East 482.22 feet;
thence East parallel with the South line of the Southeast 1/4 513.24 feet;
thence South 0°32' East parallel with the West line of the Southeast 1/4 391.00 feet to a point on the North line of the County Road;
thence West parallel with and 20.00 feet North of the South line of said Southeast 1/4 along the North line of the County Road 723.50 feet to a point which is 2,800 feet East of the Southwest corner of Section 17; thence North 0°32' West 10.00 feet; thence West parallel with and 30.00 feet North of the South line of the Southeast 1/4 of Section 17 along the North line of the County Road 116.50 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 33 North, Range 4 East, W.M. described as follows:

BEGINNING at the Southwest corner of the above-described subdivision (South 1/4 corner);

WARRANTY DEED**EXHIBIT A**

(continued)

thence South 87° 03' 04" East along the South line of said subdivision for a distance of 840.07 feet, more or less to an intersection the Southerly projection of the East line of that certain parcel conveyed to Mary Canby Anderson by Quit Claim deed recorded under Skagit County Auditor's File Number 201309120057;

thence North 0° 25' 49" East along said East line for a distance of 20.00 feet to the Southeast corner of said Mary Canby Anderson parcel, also being on the Northerly right-of-way margin of State Route 534; thence continue North 0° 25' 49" East along said East line for a distance of 60.00 feet to the TRUE POINT OF BEGINNING;

thence continue North 0° 25' 49" East along said East line for a distance of 331.15 feet, more or less, to the Northeast corner of said parcel;

thence North 87° 03' 04" West along the North line of said Mary Canby Anderson parcel for a distance of 513.24 feet, more or less, to the Northwest corner thereof;

thence continue North 87° 03' 04" West for a distance of 18.86 feet, more or less, to the Easterly margin of that certain 30 foot wide dike right-of-way conveyed to Diking District No. 3 by Skagit County Superior Court Cause No. 2982; thence along said Easterly margin North 48° 57' 29" East for a distance of 293.44 feet;

thence North 22° 57' 29" East for a distance of 80.54 feet; thence leaving said Easterly margin South 87° 03' 04" East for a distance of 383.90 feet;

thence South 0° 25' 49" West for a distance of 610.64 feet, more or less, to a point bearing South 87° 03' 04" East from the TRUE POINT OF BEGINNING;

thence North 87° 03' 04" West for a distance of 93.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The lands herein described contain an area of 500 square feet, more or less, the specific details concerning all of which are to be found on sheet 3 of that certain plan entitled SR 534, Conway Jct. Interchange Vic. to Bulson Rd. Vic., now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval October 20, 2020, revised April 22, 2022.

Grantor's Initials