UNOFFICIAL DOCUMENT

202209200056
09/20/2022 11:54 AM Pages: 1 of 5 Fees: $207.50
Skagit County Auditor

After recording return document to:
CITY OF MOUNT VERNON
PUBLIC WORKS DEPARTMENT
1024 Cleveland AVE
P.O. Box 809
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022 3874
SEP 20 2022
Amount Paid $ 0
Skagit Co. Treasurer
By UT Deputy

Document Title: Warranty Deed
Reference Number of Related Document: N/A
Grantor(s): NOEL JOHN BURTON
Grantee(s): CITY OF MOUNT VERNON
Legal Description: DR 20: LOT 2, PLAT OF CRESSMOOR DIV. NO. 2, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON.
Additional Legal Description is on Page 4 of Document.
Assessor's Tax Parcel Number: Portion of 4376-000-002-0006 / P80741

WARRANTY DEED

Hoag – Laventure Intersection Improvements Project

The Grantor(s), **NOEL JOHN BURTON, a married man, as his separate property**, 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 **CITY OF MOUNT VERNON**, 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 & B** attached hereto and made a part hereof.

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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 **CITY OF MOUNT VERNON** unless and until accepted and approved hereon in writing for the **CITY OF MOUNT VERNON** by its authorized agent.

Date: 8/17/2022

Noel John Burt

NOEL JOHN BURT

STATE OF Washington)
)ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **NOEL JOHN BURTON** is the person(s) who appeared before me and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Kerry Elliott Pray
MY COMM. EXP. 02/11/2026
NOTARY PUBLIC
COMM. #22013513
STATE OF WASHINGTON

Dated this 17th day of August, 2022

Kerry Elliott Pray
(Notary Signature)

Kerry Elliott Pray
(Print Name)

NOTARY PUBLIC in and for the State of WA
Residing at (city): Lake Stevens
My commission expires: 2-11-26

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WARRANTY DEED

Accepted and Approved

CITY OF MOUNT VERNON

By:_____
Title
Authorized Agent

Date: 8/25/22

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EXHIBIT " A "
ROW ACQUISITION

A PORTION OF LOT 2, PLAT OF CRESMOOR DIVISION NO. 2, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED LOT 2 ALSO BEING A POINT ON THE SOUTHERLY MARGIN OF HOAG ROAD;

THENCE NORTH 87°58'25" WEST ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2 AND SAID SOUTHERLY MARGIN, A DISTANCE OF 115.41 FEET;
THENCE SOUTH 02°01'35" WEST, A DISTANCE OF 3.00 FEET;
THENCE SOUTH 87°58'25" EAST, A DISTANCE OF 81.00 FEET;
THENCE SOUTH 02°01'35" WEST, A DISTANCE OF 1.96 FEET;
THENCE SOUTH 87°58'25" EAST, A DISTANCE OF 29.80 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID LOT 2;
THENCE NORTH 44°56'42" EAST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 2, A DISTANCE OF 6.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 402 SQUARE FEET MORE OR LESS.

VINCENT JAMES TOWNSEND
STATE OF WASHINGTON
52811
REGISTERED
PROFESSIONAL LAND SURVEYOR

4-26-22

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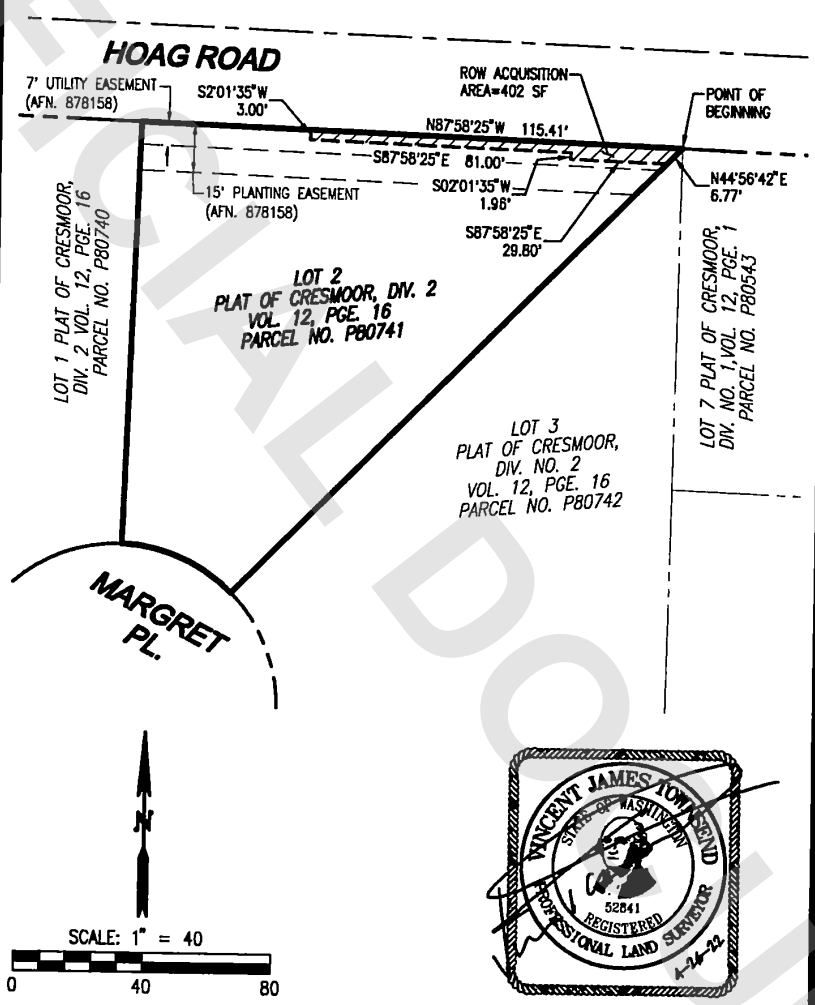
EXHIBIT " B "



LDC Surveying Engineering Planning

Woodinville
28219 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1860 www.LDCcorp.com F 425.482.2883

Kent
1851 Central Pl S, #101
Kent, WA 98030

ROW ACQUISITION EXHIBIT

NE1/4 OF THE NE1/4 OF SEC.17, TWN.34 N., RGE.4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:
NSY	1/24/22	V21-142-RW_TCE	1"=40'	V21-142