



202209200057

09/20/2022 11:54 AM Pages: 1 of 7 Fees: \$209.50
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 3873
SEP 20 2022

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

Document Title: Warranty Deed
Reference Number of Related Document: N/A
Grantor(s): Evangelical Lutheran Church of Mt. Vernon, Washington
Grantee(s): CITY OF MOUNT VERNON
Legal Description: Lot 2, SP #PL 12-018, AF#201206050038
Additional Legal Description is on Page 4 of Document.
Assessor's Tax Parcel Number: Portion of 340408-0-013-0100 / P111842

WARRANTY DEED

Hoag – Laventure Intersection Improvements Project

The Grantor(s), **Evangelical Lutheran Salem Church of Mt. Vernon, Washington**, a Washington non-profit corporation, that acquired title as **Salem Lutheran Church**, 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.

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: 8/22/2022

Barbara Ann Gurney
Signature

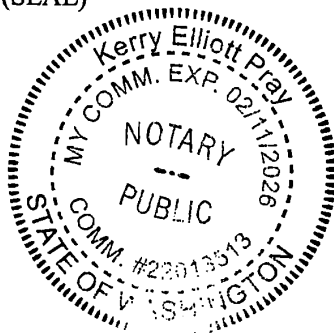
Barbara Bricka Gurney - Council President
Name / Title

STATE OF Washington)
COUNTY OF Skagit) ss.

On this 22nd day of August before me personally appeared Barbara Bricka Gurney to me known to be the (President, Secretary, Treasurer) of **Evangelical Lutheran Salem Church of Mt. Vernon, Washington, a Washington non-profit corporation**, the non-profit corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that (he/she is) (they are) authorized to execute said instrument.

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

(SEAL)



Dated this 22nd day of August, 2022

Kerry Elliott Pray
(Notary Signature)

Kerry Elliott Pray
(Print Name)

NOTARY PUBLIC in and for the State of
WA

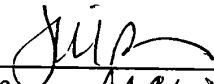
Residing at (city): Lake Stevens

My commission expires: 2-11-2026

WARRANTY DEED

Accepted and Approved

CITY OF MOUNT VERNON

By: 
Title Mayor
Authorized Agent

Date: 9/6/2022

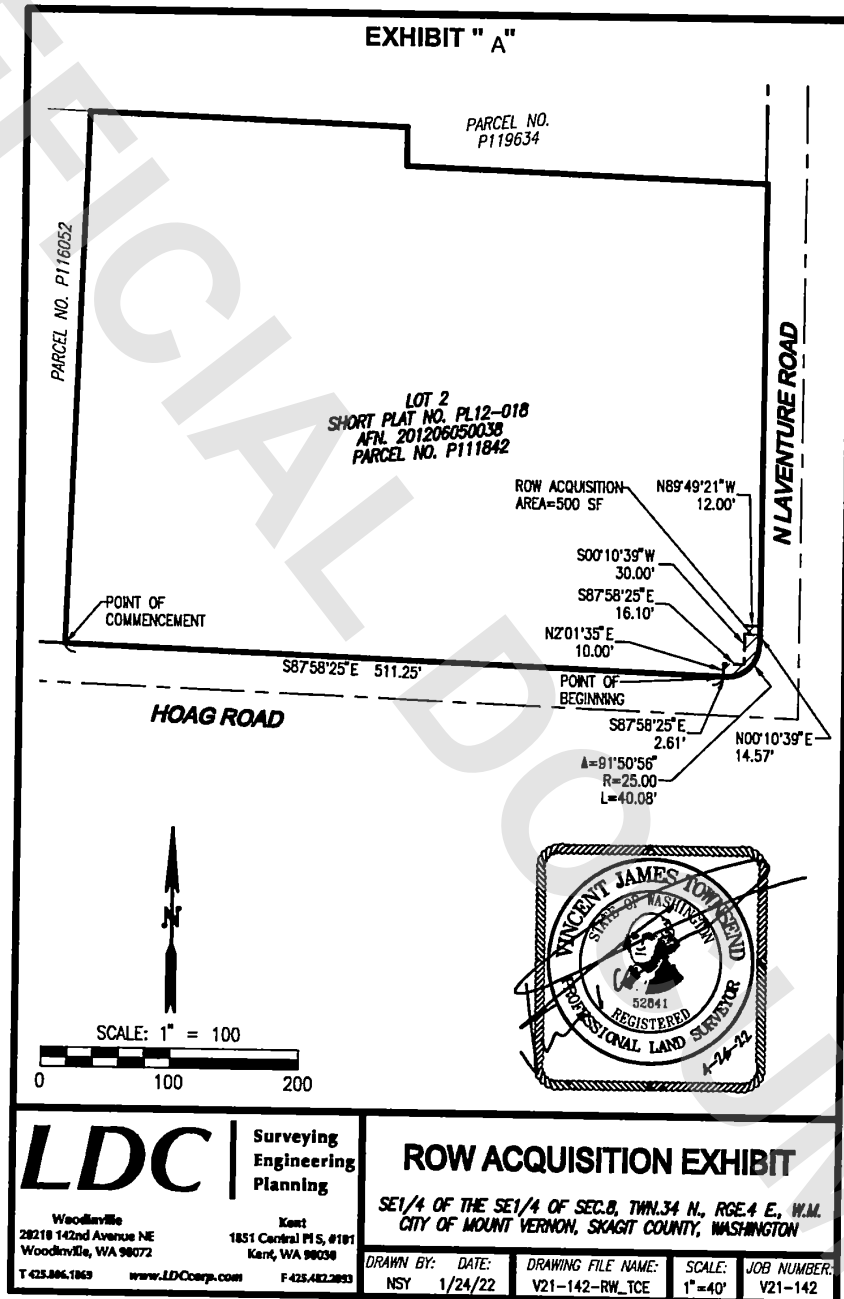


EXHIBIT "A"
ROW ACQUISITION

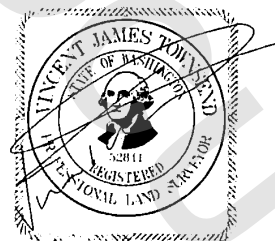
A PORTION OF LOT 2, SHORT PLAT NO. PL 12-018, "SALEM SHORT PLAT", APPROVED MAY 29, 2012, RECORDED JUNE 5, 2012, UNDER AUDITOR'S FILE NO. 201206050038, RECORDS OF SKAGIT COUNTY, WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED LOT 2 ALSO BEING A POINT ON THE NORTHERLY MARGIN OF HOAG ROAD;

THENCE SOUTH 87°58'25" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 AND ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 511.25 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 87°58'25" EAST CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 AND ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 2.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET;
THENCE NORTHEASTERLY CONTINUING ALONG THE BOUNDARY OF SAID LOT 2, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°50'56" FOR AN ARC LENGTH OF 40.08 FEET;
THENCE NORTH 00°10'39" EAST CONTINUING ALONG THE BOUNDARY OF SAID LOT 2, A DISTANCE OF 14.57 FEET;
THENCE NORTH 89°49'21" WEST, A DISTANCE OF 12.00 FEET;
THENCE SOUTH 00°10'39" WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 87°58'25" WEST, A DISTANCE OF 16.10 FEET
THENCE SOUTH 02°01'35" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 500 SQUARE FEET MORE OR LESS.



4-26-22

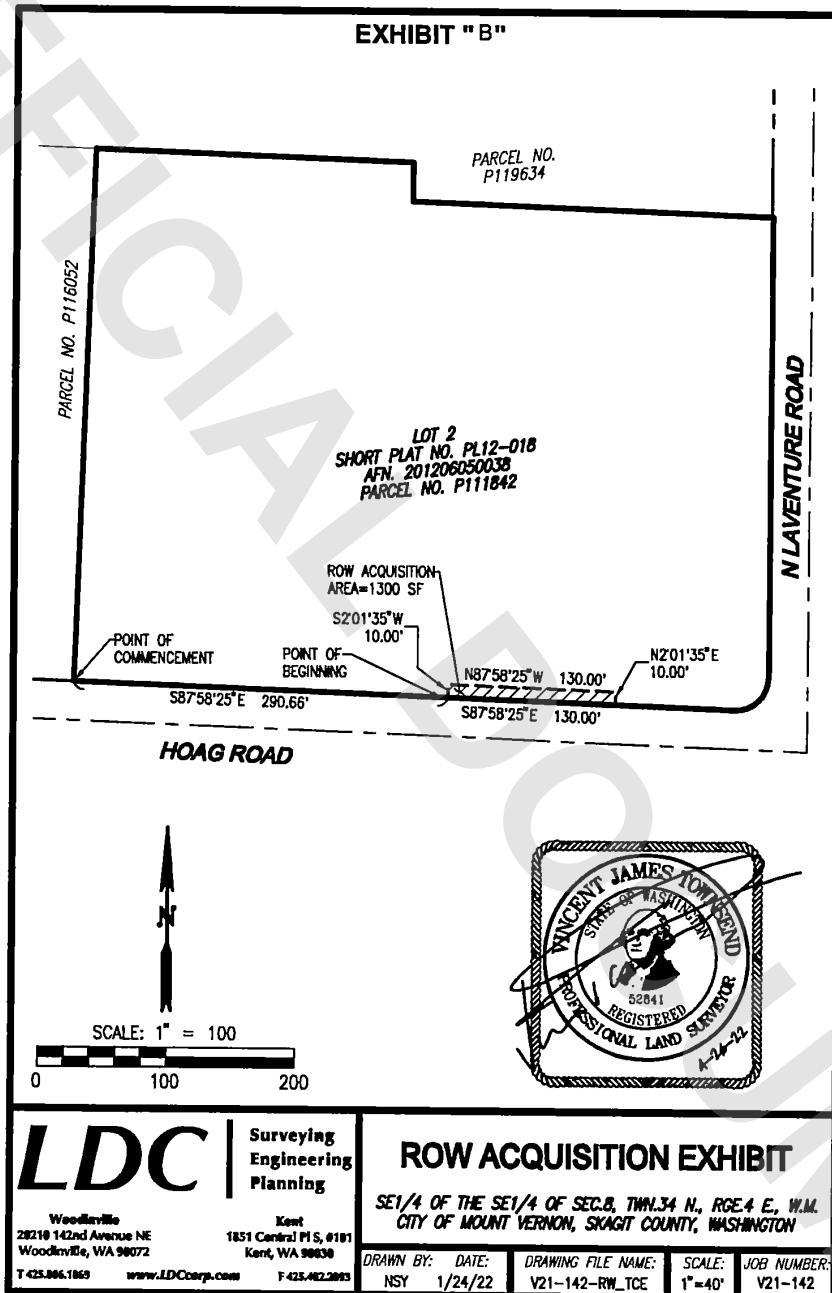


EXHIBIT "B1"
ROW ACQUISITION

A PORTION OF LOT 2, SHORT PLAT NO. PL 12-018, "SALEM SHORT PLAT", APPROVED MAY 29, 2012, RECORDED JUNE 5, 2012, UNDER AUDITOR'S FILE NO. 201206050038, RECORDS OF SKAGIT COUNTY, WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED LOT 2 ALSO BEING A POINT ON THE NORTHERLY MARGIN OF HOAG ROAD;

THENCE SOUTH 87°58'25" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 AND ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 290.66 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 87°58'25" EAST CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 AND ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 130.00 FEET;
THENCE NORTH 02°01'35" EAST, A DISTANCE OF 10.00 FEET
THENCE SOUTH 02°01'35" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1300 SQUARE FEET MORE OR LESS.



4-26-22