

After recording return document to:

**City of Sedro Woolley**  
**325 South Metcalf**  
**Sedro Woolley, WA 98284**

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20235271  
Date 01/24/2023

**Document Title: Warranty Deed**  
**Reference Number of Related Document: N/A**  
**Grantor(s): Patrick A. Tuttle**  
**Grantee(s): City of Sedro Woolley**  
**Legal Description: Section 23, Township 35 North, Range 4 East – NE NE Parcel No. P37150/350423-0-010-0113**  
**Additional Legal Description is on Page 4 of Document**  
**Assessor's Tax Parcel Number: P37150**

GNW 21-13320

**WARRANTY DEED**

Jones / John Liner / Trail Road Right of Way Improvements

The Grantor(s), **PATRICK A. TUTTLE**, as his separate estate, 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 Sedro Woolley, a municipal corporation 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 attached hereto and made a part hereof.

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 Sedro Woolley unless and until accepted and approved hereon in writing for the City of Sedro Woolley, by its authorized agent.

Date: November 18, 2022

Patrick Tuttle  
PATRICK A. TUTTLE

Accepted and Approved

City of Sedro Woolley

By: Juli  
Title MAYOR  
Authorized Agent

Date: 12/15/22



**EXHIBIT A****PARCEL A:**

That portion of the Northeast Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the Southerly line of the right-of-way of the Fairhaven and Southern Railroad through Section 23, Township 35 North, Range 4 East of the Willamette Meridian, which is 854 feet Northwesterly from the intersection of said South line with the East line of said section;  
Thence running Southwesterly 490 feet along a line, which if projected would intersect the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 23;  
Thence Northwesterly 100 feet on a line parallel with the Southerly line of the right of the Fairhaven & Southern Railroad; Thence in a Northeasterly direction 490 feet to a point on the Southerly line of the right-of-way of the Fairhaven & Southern Railroad which is 100 feet Northwest of the point of beginning;  
Thence Southeasterly along the said Southerly line of the right-of-way of the Fairhaven and Southern Railway to the point of beginning;

EXCEPT that portion, if any, lying Southeasterly of the Northwesterly line of those premises conveyed to Henry Welker, by deed dated December 24, 1903, recorded March 9, 1904, in Volume 57 of Deeds, page 204, under Auditor's File No. 47628, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of the Northeast Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the Southerly line of the right-of-way of the Fairhaven and Southern Railroad right-of-way which is 854 feet Northwesterly from the intersection of said Southerly line with the East line of said section;  
Thence Southwest in a straight line, (which if projected would intersect the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 23), a distance of 490 feet to the true point of beginning;  
Thence Northwesterly 100 feet on a line parallel with the Southerly line of the right-of-way of said Fairhaven and Southern Railroad;  
Thence Southwest on a line parallel with the aforesaid line measuring 490 feet Northeast and Southwest, to a point on the  
West line of the Northeast Quarter of the Northeast Quarter of said Section 23;  
Thence South to the Southwest corner of said Northeast Quarter of the Northeast Quarter of said Section 23;  
Thence Northeast to the said true point of beginning;

EXCEPT that portion, if any, lying Southeasterly of the Northwesterly line of those premises conveyed to Henry Welker, by deed dated December 24, 1903, recorded March 9, 1904, in Volume 57 of Deeds, page 204, under Auditor's File No. 47628, records of Skagit County, Washington.

Situated in Skagit County, Washington