



202505200015

05/20/2025 08:44 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

After recording return document to:

City of Sedro-Woolley
325 Metcalf Street
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 1524
MAY 20 2025

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

Document Title: Warranty Deed

Reference Number of Related Document: N/A

Grantor(s): Mavis J. Spradlin

Grantee(s): City of Sedro-Woolley

Legal Description: Lot 2, PLAT OF CASCADE PARK ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page S6, records of Skagit County, Washington, being a portion of the Northeast Quarter of Section 24, Township 35, North, Range 4 East of the Willamette Meridian

Additional Legal Description is Exhibits A, B and C of Document.

Assessor's Tax Parcel Number: P76321

WARRANTY DEED

SR 9, John Liner Rd. / McGarigle Rd.

The Grantor(s) **Mavis J. Spradlin, as her 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 Exhibits A, B and C 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 P39303, the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided 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 City of Sedro-Woolley unless and until accepted and approved hereon in writing for the City of Sedro-Woolley, by its authorized agent.

Date: 5-15-25

Mavis J. Spradlin
Mavis J. Spradlin

Accepted and Approved

City of Sedro-Woolley

By: William Bullock
William Bullock, PE
Director of Public Works

Date: 5/19/25

WARRANTY DEED

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this 15th day of May, 2025 before me personally appeared Mavis J. Spradlin, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

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



Notary Public in and for the State of Washington,

Residing at Kirkland

My Appointment Expires 04-06-2029

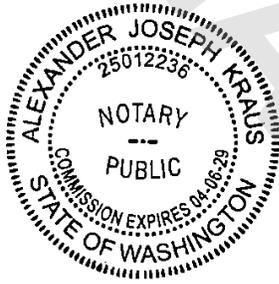


EXHIBIT "A"

Burdened Property Legal Description
(First American Title Insurance Co. Guarantee No. 5003353-0003648e)

Parcel Number P76321

The land in the County of Skagit, State of Washington, described as follows:

Lot 2, Plat of Cascade Park Addition, according to the plat thereof recorded in Volume 7 of plats, Page 56, records of Skagit County, Washington; being a portion of the Northeast quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian.

Prepared by Larry Steele & Associates
Land Surveyors
5160 Industrial Place, Suite 108
Ferndale, WA 98248
360-676-9350
Job #24062
Oct 5, 2024

R:\Common\Land Projects 2024\24062 - John Liner McGarigle Rd Supplemental - R & E\ROW Legals\24062-P76321 Burdened Property.docx

EXHIBIT "B"

Right of Way Acquisitions Legal Description

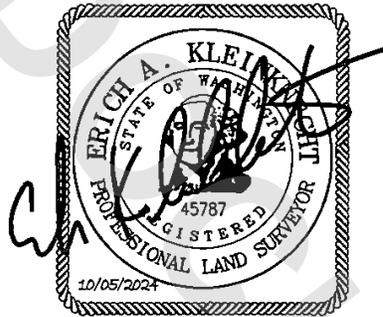
Parcel Number P76321

That portion of Lot 2, Plat of Cascade Park Addition, according to the plat thereof recorded in Volume 7 of plats, Page 56, records of Skagit County, Washington; being a portion of the Northeast quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Lot 2;
Thence North $85^{\circ}15'55''$ West along the North line of said Lot for a distance of 59.47 feet;
Thence South $82^{\circ}29'36''$ East for a distance of 39.81 feet;
Thence South $72^{\circ}16'00''$ East for a distance of 20.46 feet to the East line of said Lot 2;
Thence North $02^{\circ}43'00''$ East along said East line, for a distance of 6.53 feet to the **Point of Beginning**.

Containing 122 square feet, more or less.

Situate in Skagit County, Washington



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EXHIBIT "C"

