

After Recording Return to:

Thompson, Guildner & Associates, Inc., P.S.
110 Cedar Avenue, Suite 102
SNOHOMISH, WA 98290

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260531
Date 02/26/2026

Chicago Title
500164870

STATUTORY WARRANTY DEED

Grantor: CITY OF SEDRO-WOOLLEY, a Washington State Municipal Corporation
Grantee: HELPING HANDS FOOD BANK OF SEDRO WOOLLEY, a Washington State Nonprofit Corporation
Legal Description: Pt SW NE, 19-35-5 E W.M. Add'l on P.1-2
Tax Parcel No. 350519-0-159-0002, P39773,

THE GRANTOR, CITY OF SEDRO-WOOLLEY, a Washington State Municipal Corporation, for and in consideration of \$10, in hand paid, conveys and warrants to HELPING HANDS FOOD BANK OF SEDRO WOOLLEY, a Washington State Nonprofit Corporation, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number: 350519-0-159-0002, P39773

RESERVING UNTO Grantor, Grantor's heirs, successors and assigns, a perpetual, **public right-of-way** easement over, under, across, and upon that certain 15-foot-wide strip of land along the southerly and easterly right of way lines (the "Easement Area") as depicted in Exhibit B, incorporated herein.

This easement shall be for the purposes of **ingress, egress, utilities, and maintenance**, including the right to construct, repair, maintain, replace, relocate

or upgrade roads, sidewalks, driveways, utilities and appurtenances necessary or convenient for its full use.

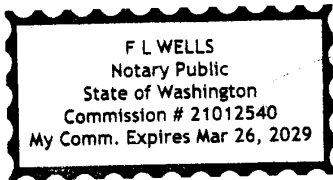
DATED this 24 day of February, 2026.

Julia Johnson
Mayor Julia Johnson
City of Sedro-Woolley

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGITY)

On this 24 day of February, 2026, before me personally appeared Julia Johnson, to me known to be the Mayor of the corporation that executed the within and 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 or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation. In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

DATED this 24 day of February, 2026.



F.L. Wells, Notary Public
F.L. WELLS
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My commission expires 03/26/2029

DATED this _____ day of _____, 2026.

By _____
Rebecca Scrinde
HELPING HANDS FOOD BANK OF
SEDRO WOOLLEY, Grantee

EXHIBIT "A"

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
thence North 660 feet;
thence West 330 feet;
thence South 660 feet;
thence East 330 feet to the point of beginning,

EXCEPT County Roads on the South and East lines thereof.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

