



200705290226

Skagit County Auditor

5/29/2007 Page 1 of 4 3:51PM

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P O Box 47338
Olympia, WA 98504-7338

Document Title: Warranty Deed

Reference Number of Related Documents: N/A

Grantor(s): David G. Gold; Lori L. Gold

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn Lot 1, Skagit County S/P No. 96-0103, Recording No. 9801080064, Vol. 13 of S.P., pgs 86-88, being ptn Gov't Lot 1 and ptn SW¼ of the NE¼ of Section 18, T34N, R2E, WM, tgv ptn Vac. Lake Ave. adjacent thereto

Additional Legal Description is on Page(s) 4 of Document.

Assessor's Tax Parcel Number(s): 340218-0-001-0007 (P20462); 340218-0-001-0106 (P20463)

WARRANTY DEED

FIRST AMERICAN TITLE CO.

76416-1

State Route 20, S. Campbell Lake Rd. to Gibraltar Rd. Vic.

The Grantors, DAVID G. GOLD and LORI L. GOLD, husband and wife, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby convey and warrant to the **State of Washington, Department of Transportation**, the following described real property situated in Skagit County, State of Washington, under the imminent threat of the Grantee's exercise of its right of Eminent Domain:

For legal description and additional conditions,
see Exhibit A attached hereto and made a part hereof.

Also, the Grantors request the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described PARCEL "A", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

WARRANTY DEED

The Grantors hereby release the STATE from all liability of future maintenance costs and obligations of the road maintenance agreement incurred as set forth in that certain Declaration of Easements, Covenants and Road Maintenance Agreement recorded under Auditor's File Number 9801080066 and in Skagit County Short Plat No. 96-0103, recorded under Auditor's File No. 9801080064 in Volume 13 of Short Plats, pages 86 to 88, records of Skagit County. The Grantors, their heirs, successors and assigns further agree to assume all responsibilities of future maintenance costs and obligations as set forth therein for all of the hereinafter described PARCEL "A".

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 State of Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Transportation, by the Director of Real Estate Services.

Date: 11/9, 2007



DAVID G. GOLD



LORI L. GOLD

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

²⁵²²
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 29 2007

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

By: 
Gerald L. Gallinger
Director, Real Estate Services

Date: May 25, 2007



WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying northwesterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 262+34.80 on the SR 20 line survey of SR 20, S. Campbell Lake Rd. to Gibraltar Rd. Vic., and 62.02 feet southeasterly therefrom; thence northeasterly to a point opposite HES 263+31.92 P.T. on said line survey and 75 feet southeasterly therefrom; thence northeasterly to a point opposite HES 266+00 on said line survey and 85 feet southeasterly therefrom; thence northeasterly to a point opposite HES 267+00 on said line survey and 160 feet southeasterly therefrom; thence northeasterly to a point opposite HES 268+30 on said line survey and 177.48 feet southeasterly therefrom and the end of this line description.

PARCEL "A"

Lot 1 of Skagit County Short Plat No. 96-0103 approved December 15, 1997 and recorded January 8, 1998, under Auditor's File No. 9801080064 in Volume 13 of Short Plats, pages 86 to 88, records of Skagit County, Washington; being a portion of Government Lot 1 and of the southwest quarter of the northeast quarter of Section 18, Township 34 North, Range 2 East, W.M.;

TOGETHER WITH that portion of vacated Lake Avenue, if any, lying between the westerly line of said Lot 1 and the easterly line of State Route No. 20 (shown as "Permanent Highway No. 18" on a Washington State Department of Transportation right-of-way plan dated June, 1932, on Sheet 1 of 3) that reverted thereto by operation of law.

The lands herein described contain an area of 33,386 square feet, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval September 5, 2006.

Grantors' Initials


