



200802070095

Skagit County Auditor

2/7/2008 Page

1 of

5 1:58PM

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 Document: N/A*

*Grantor(s): Stephen R. Russell; Jo Anne Warburton*

*Grantee: State of Washington, Department of Transportation*

*Legal Description: Ptn Gov't Lot 5, Section 6, T34N, R4E, WM*

*Additional Legal Description is on Page(s) 4 and 5 of Document*

*Assessor's Tax Parcel Number(s): 340406-0-034-0018 (P23636)*

**GUARDIAN NORTHWEST TITLE CO.**

**WARRANTY DEED**

76188-1

State Route 20, Fredonia to Pulver Rd. Vic.

The Grantors, STEPHEN R. RUSSELL, a married man, as his separate estate and JO ANNE WARBURTON, his wife, who joins in the execution of this instrument to release her community interest, if any, 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 rights 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.

It is understood and agreed that the improvement located partially upon the lands herein conveyed and partially upon the Grantors' remaining lands is conveyed herein in its entirety to the State of Washington, its agents or assigns. The Grantors herein further grant to the State of Washington, Department of Transportation, or its agents, the right to enter upon the Grantors' remaining lands where necessary to remove said improvement.

## 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 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: 20 Dec 07, 2007

Stephen Russell

STEPHEN R. RUSSELL

Anne Warburton

JO ANNE WARBURTON

~~384~~  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

~~FEB 07 2008~~

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

Accepted and Approved

STATE OF WASHINGTON,  
Department of Transportation

~~385~~  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

~~FEB 07 2008~~

~~Amount Paid \$ 0  
Skagit County Treasurer  
By Deputy~~

By:

Gerald L. Gallinger  
Gerald L. Gallinger  
Director, Real Estate Services

Date:

Feb 6, 2008



200802070095  
Skagit County Auditor

# WARRANTY DEED

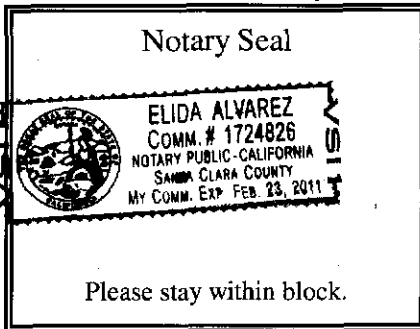
STATE OF California )

: ss.

County of Santa Clara )

On this 20<sup>th</sup> day of December, 2007, before me personally appeared STEPHEN R. RUSSELL and JO ANNE WARBURTON, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their 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.



Elida Alvarez  
Notary (print name) Elida Alvarez  
Notary Public in and for the State of CA  
residing at 225 S Cragmont Ave San Jose  
My Appointment expires 12/20/07



## WARRANTY DEED

### EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying westerly and northwesterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) PV 105+00 on the PV line survey of SR 20, Fredonia to Pulver Rd. Vic. and 75 feet easterly therefrom; thence northerly parallel with said PV line survey to a point opposite HES PV 107+60 thereon; thence northeasterly to a point opposite HES 725+50 on the SR 20 line survey of said Highway and 85 feet southeasterly therefrom; thence northeasterly parallel with said SR 20 line survey to a point opposite HES 742+00 thereon and the end of this line description.

#### PARCEL "A"

That portion of Government Lot 5, Section 6, Township 34 North, Range 4 East, W.M. in Skagit County, Washington lying southerly of the right-of-way of the Burlington and Santa Fe Railroad Company as conveyed to the Seattle and Northern Railway Company by deed recorded May 4, 1891 in Volume 19 of Deeds, page 311 under Auditor's File No. 2860.

EXCEPT that portion conveyed to Skagit County by deed recorded May 4, 1933 under Auditor's File No. 255996 in Volume 162 of Deeds, page 439;

AND EXCEPT that portion conveyed to the State of Washington by deed recorded September 5, 1997 under Auditor's File No. 9709050021.

AND EXCEPT roads along the south and west lines thereof.

Also, the Grantors herein convey and grant to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between SR 20, Fredonia to Pulver Rd. Vic. and the remainder of said PARCEL "A".

EXCEPT that the Grantors herein reserve unto themselves, their heirs, successors or assigns, the right of reasonable access to the PV line connection of said Highway southerly of HES PV 106+70 L/A.



## WARRANTY DEED

### EXHIBIT A (continued)

ALSO EXCEPT that the state shall construct on its right of way a Type "D" off and on approach not to exceed 50 feet in width for use necessary to the normal operation of a commercial establishment on the southeasterly side at or near Highway Engineer's Station 728+26 as shown on sheet 19 of 23 sheets of the hereinafter mentioned map of definite location, and to which off and on approach only, the Grantors, their heirs, successors or assigns, reserve a right of reasonable access for that purpose only. Said approach shall be maintained between the right of way line and the shoulder line of said Highway by the Grantors, their heirs, successors or assigns. The Grantors herein further grant to the State of Washington, or its agents, the right to enter upon the Grantors' remaining lands where necessary to reconstruct said road approach. Traffic using this approach will be limited to right in/right out movements.

AND ALSO EXCEPT that the State shall construct on its right of way a Type "A" off and on approach, not to exceed 30 feet in width, for the sole purpose of serving a single family residence, on the southeasterly side, at or near Highway Engineer's Station 734+75, as shown on sheet 19 of 23 sheets of the hereinafter mentioned map of definite location, and to which off and on approach only, the Grantors, their heirs, successors or assigns, reserve a right of reasonable access for that purpose only. Said approach shall be maintained between the right of way line and the shoulder line of said Highway by the Grantors, their heirs, successors or assigns. The Grantors herein further grant to the State of Washington, or its agents, the right to enter upon the Grantors' remaining lands where necessary to reconstruct said road approach. Traffic using this approach will be limited to right in/right out movements.

The lands herein described contain an area of 63,725 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 June 3, 2005, revised April 19, 2007.

Grantors' Initials

