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Skagit County Auditor

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2/7/2008 Page 1 of 5 1:58PM

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

*Document Title: Quitclaim Deed*

*Reference Number of Related Document: N/A*

*Grantor(s): Larry R. Jensen; Larry Jensen*

*Grantee(s): 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)*

### QUITCLAIM DEED

GUARDIAN NORTHWEST TITLE CO.

State Route 20, Fredonia to Pulver Rd. Vic.

76188-2

The Grantor, Larry R. Jensen also known as Larry Jensen, a single man, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby conveys and quitclaims to the **State of Washington, Department of Transportation**, the following described real property, and any after acquired interest therein, 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.

This conveyance releases the tenant's interest in the property herein conveyed as leased in that certain unrecorded lease dated January 31, 1984 by and between Alan M. Russell, a widower, as Lessor and Larry Jensen, a single man, as lessee. It is understood and agreed that the 1,220± square foot retail building located partially upon the lands herein conveyed and partially upon the remainder of the hereinafter described PARCEL "A" is conveyed herein in its entirety to the State of Washington, its agents or assigns.

## QUITCLAIM DEED

The Grantor herein further grants to the State of Washington, Department of Transportation, or its agents, the right to enter upon the remaining said PARCEL "A" where necessary to remove said building.

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: January 31, 2008

Larry R. Jensen  
LARRY R. JENSEN

386  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

FEB 07 2008

Amount Paid  
By: Skagit County Treasurer  
County

Accepted and Approved

STATE OF WASHINGTON,  
Department of Transportation

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

Date: Feb 6, 2008

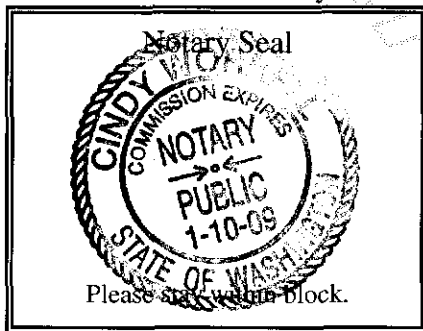


# QUITCLAIM DEED

STATE OF WASHINGTON )  
 )  
 ) ss.  
County of Skagit )

On this 31<sup>st</sup> day of January, 2008, before me personally appeared LARRY R. JENSEN, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed the same as his 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.



Cindy Worrell  
Notary (print name) CINDY WORRELL  
Notary Public in and for the State of Washington,  
residing at Monroe, WA  
My Appointment expires 1-10-09



## QUITCLAIM 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 Grantor herein conveys and grants 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 Grantor herein reserves unto himself, his 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;

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 the hereinafter mentioned map



## QUITCLAIM DEED

### EXHIBIT A (continued)

of definite location, and to which off and on approach only, Grantor, his 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 Grantor, his heirs, successors or assigns. The Grantor herein further grants to the State of Washington, or its agents, the right to enter upon the Grantor's 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 Grantor, his 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 Grantor, his heirs, successors or assigns. The Grantor herein further grants to the State of Washington, or its agents, the right to enter upon the Grantor's 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.

Grantor's Initials

