



201410210007

After recording return document to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143944
OCT 21 2014

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

Document Title: *Warranty Deed*

Reference Number of Related Document: *N/A*

Grantor: *Western Valley Farms Properties, LLC*

Grantee: *State of Washington, Department of Transportation*

Legal Description: *Ptn Parcel "B" of Short Plat No. 40-74, Rec. No. 806842, being ptn of Gov't Lot 1 and of the SE 1/4 of the NE 1/4 of Section 6, T33N, R4EWM, Skagit County*

Additional Legal Description is on Page 4 of Document

Assessor's Tax Parcel Number: *Ptn 330406-1-002-0108 (P16411)*

GUARDIAN NORTHWEST TITLE CO

WARRANTY DEED 105238

City of Mount Vernon Siding Extension-Road Improvements Hickox Road

The Grantor, WESTERN VALLEY FARMS PROPERTIES, LLC, a Washington limited liability company, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, hereby conveys and warrants to the **State of Washington, acting by and through its Department of Transportation,** 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 right of Eminent Domain:

For legal description and additional conditions,
see Exhibit A 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 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

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, by and through its Department of Transportation, by its authorized agent.

Dated 9-12, 2014

WESTERN VALLEY FARMS PROPERTIES, LLC,
a Washington limited liability company

By: [Signature]
Steven Boon, Member

By: [Signature]
Jeffery Boon, Member

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation

By: [Signature]
Hal Wolfe, Northwest Region
Real Estate Services Manager,
Authorized Agent

Date: 10/2, 2014



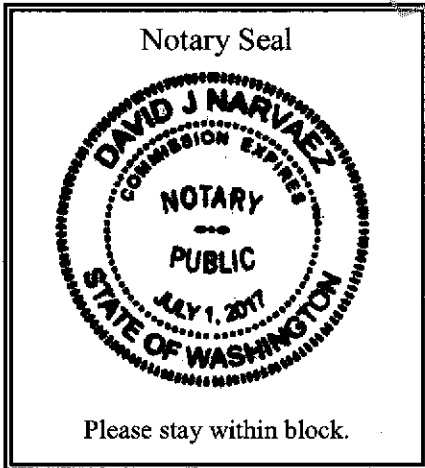
201410210007

WARRANTY DEED

STATE OF WASHINGTON)
 : §
County of Skagit)

On this 12 day of September, 2014, before me personally appeared STEVEN BOON and JEFFERY BOON, to me known to be the Members of WESTERN VALLEY FARMS PROPERTIES, LLC, a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

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



David J Narvaez
Notary (print name) David J Narvaez
Notary Public in and for the State of Washington,
residing at Edmonds, WA.
My commission expires 7/1/17



WARRANTY DEED

EXHIBIT A

All that portion of the following described TRACT "X" lying northerly of a line drawn 97 feet southerly of and parallel with the H line survey of City of Mount Vernon Siding Extension-Road Improvements Hickox Road AND lying westerly of a line drawn at right angles to and southerly from said H line survey at Highway Engineer's Station H 16+81 thereon.

TRACT "X"

Parcel "B" of Short Plat No. 40-74, approved September 5, 1974 and recorded September 6, 1974 under Skagit County Auditor's File No. 806842, being a portion of Government Lot 1 and of the southeast quarter of the northeast quarter of Section 6, Township 33 North, Range 4 East, W.M., in Skagit County, Washington.

The lands herein described contain an area of 11,349 square feet, more or less, the specific details concerning all of which are to be found on sheet 1 of that certain plan entitled City of Mount Vernon Siding Extension-Road Improvements Hickox Road, now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval March 7, 2014, revised August 22, 2014.

Grantor's Initials
MB

