

COPY

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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:

Grantor(s): Woodland School District, No. 404, a municipal corporation

Grantee(s): City of Woodland, a municipal corporation of the State of Washington

Legal Description: Ptn. SE ¼ Section 7, Township 5 North, Range 1 East, W. M.

Additional Legal Description is on Page 4 & 5 of Document.

Assessor's Tax Parcel Number: 50680002

QUITCLAIM DEED

State Route 503, Lewis River Road

The Grantor, **Woodland School District, No. 404, a municipal corporation**, for and in consideration of **discharging traffic mitigation obligations**, hereby conveys and quitclaims to the **City of Woodland, a municipal corporation of the State of Washington**, the following described real property, and any after acquired interest therein, situated in Cowlitz County, State of Washington:

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

Also, the Grantor request the Assessor and Treasurer of said County to set over to the remainder of tax parcel number 50680002, the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

QUITCLAIM 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: _____, _____

Woodland School District, No. 404, a municipal corporation

Name

Name

Accepted and Approved

**City of Woodland,
a municipal corporation
of the State of Washington**

By: _____

Its: _____

Date: _____

QUITCLAIM DEED

On this ____ day of _____, 2009, before me personally appeared _____ to me known to be the duly executed qualified and acting _____ of the Board of Directors of Woodland School District, No. 404, of Cowlitz County, Washington, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said School District for the uses and purposes therein mentioned and on oath stated that he/she was authorized to execute said instrument by resolution of the Board of Directors of said School District and that the seal affixed is the official seal of said School District.

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

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

On this ____ day of _____, 2009, before me personally appeared _____ to me known to be the duly executed qualified and acting _____ of the Board of Directors of Woodland School District, No. 404, of Cowlitz County, Washington, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said School District for the uses and purposes therein mentioned and on oath stated that he/she was authorized to execute said instrument by resolution of the Board of Directors of said School District and that the seal affixed is the official seal of said School District.

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

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

QUITCLAIM DEED

Exhibit A

The Southeasterly 20 feet, parallel with and abutting the existing SR 503 (Lewis River Road) 40-foot Right-of-way in the City of Woodland, in the Southeast Quarter (SE ¼) of Section 7, Township 5 North, Range 1 East, Willamette Meridian, Cowlitz County, Washington described as follows:

The Southeasterly 20 feet of the Woodland School District tract as recorded in Deed Volume 1183 Page 0401 (Fee No. 940802180), abutting the existing SR 503 Northwesterly Right-of-way line (also 1998 City of Woodland City Limits Line) as shown in Cowlitz County Records of Surveys Volume 12 Page 163 (Fee No. 931117041) and more fully described as:

That portion of the Joseph Eaton Donation Land Claim in Section 7, Township 5 North, Range 1 East, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a point on the west line of the Joseph Eaton Donation Land Claim, that is a railroad spike marking the southwest corner of that certain tract of land conveyed to James A. Petty et ux by deed recorded under Auditor's File No. 457148, records of Cowlitz County, Washington;

Thence North 00°01'33" East, along the West line of said Eaton Donation Land Claim, 1247.71 feet to the westerly prolongation of the south line of Lot 1 of "Cimerron" according to the plat thereof recorded in Volume 12 of plats at page 49, records of Cowlitz County, Washington;

Thence South 88°00'00" East, to and along the south line of said plat of "Cimerron", 556.95 feet to a 5/8 inch iron rod L.S. No. 10997 at the southwest corner of Lot 12 thereof and the TRUE POINT OF BEGINNING;

Thence South 00°04'11" West, 40.00 feet to a 5/8 inch iron rod L.S. No. 24356

Thence South 88°00'00" East, parallel to the south line of said plat of "Cimerron", 85.52 feet;

Thence South 00°04'38" West, 210.11 feet;
Thence North 89°53'32" East, 258.14 feet;

Thence along the arc of a 122.00 foot radius curve to the left, through a central angle of 13°44'48", for an arc distance of 29.27 feet;

QUITCLAIM DEED

Thence North 76°08'44" East, 164.33 feet;

Thence along the arc of a 178.00 foot radius curve to the right, through a central angle of 29°28'29", for an arc distance of 91.57 feet;

Thence South 74°22'48" East, 48.12 feet to a 5/8 inch iron rod L.S. No. 24356;

Thence North 16°37'15" East, 129.00 feet to a 5/8 inch iron rod L.S. No. 24356 at the westerly prolongation of the northerly line of that certain tract of land conveyed to Paul Trice et ux. By deed recorded under Auditor's File No. 750658, records of Cowlitz County, Washington;

Thence South 72°55'02" East, to and along the northerly line of said Trice tract, 396.00 feet to the centerline of State Route 503;

Thence North 16°37'15" East, along said centerline, 296.26 feet;

Thence North 73°22'45" West, 7.30 feet from and parallel to the southerly line of that certain tract of land conveyed to Amy B. Blair by deed recorded under Auditors File No. 801120046, records of Cowlitz County, Washington, 153.50 feet to a 5/8 inch iron rod L.S. No. 24356;

Thence North 16°37'15" East, 3.50 feet from and parallel to the westerly line of said Blair tract, 92.30 feet to a 5/8 inch iron rod L.S. No. 24356 on the westerly prolongation of the northerly line of said Blair tract;

Thence South 73°22'45" East, to and along the northerly line of said Blair Tract, 153.50 feet to the centerline of State Route 503;

Thence North 16°37'15" East, along said centerline, 242.00 feet to the southeast corner of that certain tract of land conveyed to Carl Mattila by deed recorded under Auditor's File No, 357217, records of Cowlitz County, Washington;

Thence North 73°22'45" West, along the southerly line of said Mattila tract, 394.55 feet to a 5/8 inch iron rod L.S. No. 24356, on the east line of that certain tract of land conveyed to Darryl Brown by deed recorded under Auditor's File No. 910702072, records of Cowlitz, County, Washington;

QUITCLAIM DEED

Thence South 16°09'57" West, along the east line of said Brown tract, 369.60 feet to a 5/8 inch iron rod L.S. No. 24356 at the Southeast corner thereof;

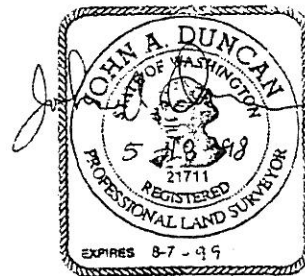
Thence North 89°17'18" West, along the south line of said Brown tract, 666.23 feet to a 5/8 inch iron rod L.S. No. 24356 on the east line of said plat of "Cimerron";

Thence South 04°52'33" West, along the east line of said plat of "Cimerron", 157.78 feet to a brass cap L.S. No. 10997 at the southeast corner thereof;

Thence North 88°00'00" West, along the south line of said plat of "Cimerron", 104.00 feet to a 5/8 inch iron rod L.S. No. 10997 at the TRUE POINT OF BEGINNING;

containing 11.00 acres

The purpose of the above described conveyance is to add 20 feet of additional Right-of- way to SR503 making a total Right-of-way width of 60-feet.



Grantor's Initials