



200005080049

Kathy Hill, Skagit County Auditor

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**WASHINGTON STATE
COUNTY AUDITOR/RECORDER'S
INDEXING FORM**

Return Address: ALFCO, INC. **ISLAND TITLE CO.**
P. O. Box 98 *SB-15604*
Mount Vernon, WA 98273

Document Title(s): (or transactions contained therein)

1. QUITCLAIM DEED
- 2.
- 3.

Grantor(s): (Last name first, then first name and initials)

1. CITY OF MOUNT VERNON, a municipal corporation
- 2.
- 3.
- 4.
5. ☐ Additional names on page ____ of document.

35161
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Grantee(s): (Last name first, then first name and initials)

1. ALFCO, INC., a Washington corporation
- 2.
- 3.
- 4.
5. ☐ Additional names on page ____ of document.

MAY 08 2000

Amount Paid \$ *0*
Skagit County Treasurer
By: *DC* Deputy

Legal Description: (abbreviated: i.e., lot, block, plat or section, township, range)

Ptn Railroad Property in SW SW, Section 20-34N-4E, W.M.

☒ Additional legal description is on page 1,2 of document.

Assessor's Property Tax Parcel or Account Number: 340420-3-175-0100

Reference Number(s) of Documents assigned or released:

☐ Additional references on page ____ of document.

QUIT CLAIM DEED

THE GRANTOR, THE CITY OF MOUNT VERNON, a municipal corporation of the state of Washington, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, conveys and quit claims, without any covenants of warranty whatsoever and without recourse to the Grantor, its successors and assigns, to **THE GRANTEE**, ALFCO, INC., a Washington corporation, all its right, title and interest, if any, in real estate situated in Skagit County, state of Washington, together with all after-acquired title of Grantor therein, described as follows:

A portion of the property conveyed to the City of Mount Vernon by Burlington Northern Railroad Company by Quit Claim Deed dated December 30, 1996, and recorded under Auditor's File No. 9701100078, records of Skagit County, Washington, situated in Section 20, Township 34 North, Range 4 East of the Willamette Meridian, in Skagit County, Washington.

More particularly described as follows:

All that portion of said property that lies southerly of a line drawn parallel with and 45 feet southerly of, as measured at right angles to the K Line, Survey Line of SR 5, Mount Vernon: Blackburn Road to Skagit River. The specific details of said K Line are shown on that certain map of definite location now of record and on file in the Office of the Secretary of Transportation at Olympia, and bearing the Date of Approval, February 25, 1971, revised November 22, 1996.

Together with a right of ingress and egress to Kincaid Street over, across and through. that portion of the street right of way lying northerly of the above-described parcel.

Said parcel contains 8,990 square feet, more or less.

SUBJECT, however, to all existing interests, including, but not limited to, all reservations, rights-of-way and easements of record or otherwise.

ALSO, SUBJECT TO a utility easement hereby established over and across the entire length and width of said parcel, for the benefit of the City of Mount Vernon, it heirs and assigns, for the purpose of constructing, reconstructing, maintaining, restoring, and/or improving sanitary sewer facilities, storm sewer facilities, and/or combined sewer facilities, including future modifications, including, but not limited to, electrical service and telemetry; together with a non-exclusive right of ingress and egress over and across the entire length and width



of said parcel to maintain and access said utility easement. This ingress and egress shall be limited to the above-referenced uses and purposes and shall not constitute a public right of way.

Grantee has been allowed to make an inspection of the property and has knowledge as to the past use of the property. Based upon this inspection and knowledge, Grantee is aware of the condition of the property and GRANTEE ACKNOWLEDGES THAT GRANTEE IS PURCHASING THE PROPERTY IN AN "AS-IS WITH ALL FAULTS" BASIS WITH ANY AND ALL PATENT AND LATENT DEFECTS AND THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION OR WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND WHATSOEVER FROM GRANTOR AS TO ANY MATTERS CONCERNING THE PROPERTY, including the physical condition of the property and any defects thereof, the presence of any hazardous substances, wastes or contaminants in, on or under the property, the condition or existence of any of the above ground or underground structures or improvements in, on or under the property, the condition of title to the property, and the leases, easements or other agreements affecting the property.

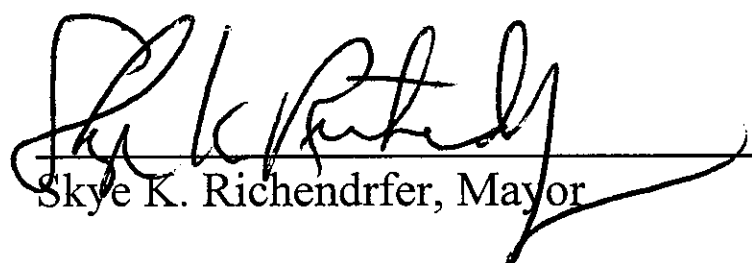
The Grantee herein assumes the responsibilities of the Grantor to indemnify and hold harmless its prior Grantor, Burlington Northern Railroad, as set forth in that certain Quit Claim Deed dated December 30, 1996, and recorded under Auditor's File No. 9701100078, records of the Skagit County Auditor. Provided, however, the obligations of the Grantee herein shall not extend to any hazardous substances or contaminants in, on or under the property relating to any condition caused or created by the Grantor's sewer facilities, storm sewer facilities, and/or other utilities described in the above-referenced easement.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns forever.

DATED this 3RD day of MAY, 2000.

GRANTOR:


CITY OF MOUNT VERNON


Skye K. Richendrfer, Mayor

Approved as to form


Scott G. Thomas, City Attorney

Quit Claim Deed - 2
WD\alfco\city of mv deed.doc


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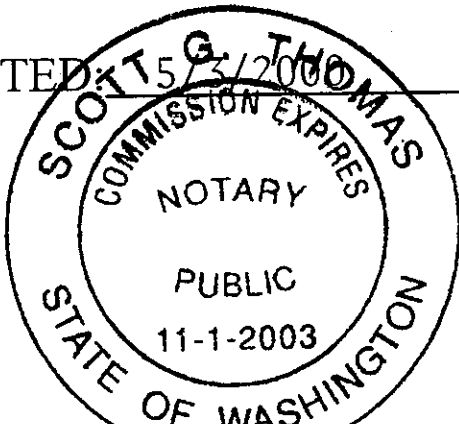
GRANTEE:
ALFCO, INC.

Kenneth G. Christianson
Kenneth G. Christianson, President

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **SKYE K. RICHENDRFER** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Mayor of the City of Mount Vernon, Washington, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 5/3/2000



Scott G. Thomas
Notary Public in and for the state of Washington
SCOTT G. THOMAS
(Print or Type Name of Notary)
My commission expires 11-1-2003

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **KENNETH G. CHRISTIANSON** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the president of ALFCO, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 02, 2000



Lynnette K. Nilsen
Notary Public in and for the state of Washington
LYNNETTE K NILSEN
(Print or Type Name of Notary)
My commission expires January 15, 2001

Quit Claim Deed - 3
WD\alco\city of mv deed.doc



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