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Kathy Hill, Skagit County Auditor
5/8/2000 Page 1 of 4 11:58:51AM**WASHINGTON STATE
COUNTY AUDITOR/RECORDER'S
INDEXING FORM****Return Address:** CITY OF MOUNT VERNON

P. O. BOX 809

Mount Vernon, WA 98273

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

1. QUITCLAIM DEED

2.

3.

SB-15443 ✓
ISLAND TITLE CO.**Grantor(s):** (Last name first, then first name and initials)

1. ALECO, INC., a Washington corporation

2.

3.

4.

5. ☐ Additional names on page ____ of document.35102
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 08 2000

Amount Paid \$ 0
By: Skagit County Treasurer
Deputy**Grantee(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.**Legal Description:** (abbreviated: i.e., lot, block, plat or section, township, range)Ptn of W $\frac{1}{2}$, W $\frac{1}{2}$, SW $\frac{1}{4}$, Section 20-34N-4E, W.M.☒ Additional legal description is on page 1 & 2 of document.**Assessor's Property Tax Parcel or Account Number:** Portion of 340420-0-175-0001**Reference Number(s) of Documents assigned or released:**☐ Additional references on page ____ of document.

QUIT CLAIM DEED

THE GRANTOR, ALFCO, INC., a Washington corporation, under the threat of condemnation and for adequate and valuable consideration, the receipt of which is hereby acknowledged, conveys and quit claims, without any covenants of warranty whatsoever and without recourse to the Grantor, its successors and assigns, to **THE GRANTEE**, THE CITY OF MOUNT VERNON, a municipal corporation of the state of Washington, 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:

All that portion of the hereinafter described Parcel "A" lying northerly and northeasterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) K 0+00 on the K Line survey line of SR 5, Mount Vernon; Blackburn Street to Skagit River, and 55 feet southerly therefrom; thence easterly parallel with said Line survey to a point opposite HES K 1+44.50 thereon; thence southeasterly to a point opposite HES K 1+70 on said Line survey and 60 feet southerly therefrom; thence easterly parallel with said Line survey to a point opposite HES K 2+45.45 thereon; thence southeasterly to a point opposite HES K 2+50 on said Line survey and 70 feet southerly therefrom; thence easterly parallel with said Line survey to a point opposite HES K 2+80 thereon and the end of this line description: Less roadway right-of-way as described in Warranty Deed dated January 15, 1998, recorded March 17, 1998, under Auditor's File No. 9803170090, records of Skagit County, Washington.

PARCEL A:

That portion of the West half of the West half of the Southwest quarter of Section 20, Township 34 North, Range 4 East of the Willamette Meridian, in Skagit County, Washington, described as follows:

Beginning at the intersection of the south right-of-way line of Kincaid Street, according to the recorded plat of the Town of Mount Vernon, Washington, and a line drawn parallel with and distant 54.0 feet easterly of, as measured at right angles to Burlington Northern Railroad Company's (formerly Great Northern Railway Company's) Main Track, centerline, as originally located and constructed; thence southerly parallel with said Main Track centerline a distance of 429.0 feet; thence easterly at right angles to the last described course a distance of 215.0 feet; thence northerly at right angles to the last described course a distance of 300.0 feet; thence westerly at right angles to the last described course a distance of 30.0 feet; thence northerly at right angles to the last described course a distance of 129.0 feet to the point of intersection with the south right-of-way



line of Kincaid Street; thence westerly along said south right of way line of Kincaid Street a distance of 185.0 feet to the point of beginning.

EXCEPT those portions thereof, if any, lying east of the east lines of those properties conveyed to the Seattle and Montana Railway Company by deeds recorded in Volume 15 of Deeds, page 411, and in Volume 18 of Deeds, page 537.

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 the Grantor's prior Grantor, Burlington Northern Railroad Company, as set forth in that certain Quit Claim Deed dated October 15, 1996, and recorded under Auditor's File No. 9611130002, records of 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 use of the property.

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

DATED this 2nd day of May, 2000.

GRANTOR:

ALFCO, INC.

By: Kenneth G. Christianson
Kenneth G. Christianson, President

GRANTEE:

CITY OF MOUNT VERNON

By: Skye K. Richendrier
Skye K. Richendrier, Mayor

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GRANTEE:

CITY OF MOUNT VERNON: Approved as to form:

By: [Signature]

Scott G. Thomas, City Attorney

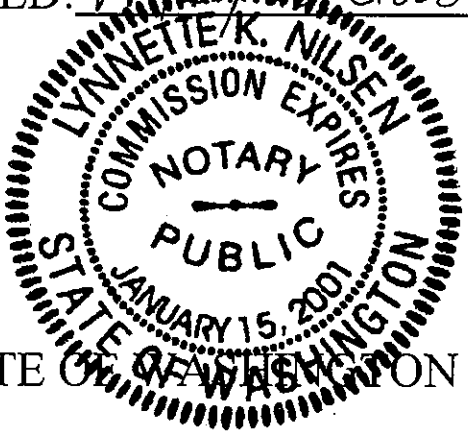
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 2 day of May, 2000, before me personally appeared **KENNETH G. CHRISTIANSON** to me known to be the president of the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

DATED: May 2, 2000



Lynnette K Nilsen

Notary Public in and for the state of Washington,

LYNNETTE K NILSEN

(Type or Print Name of Notary)

My commission expires January 15, 2001

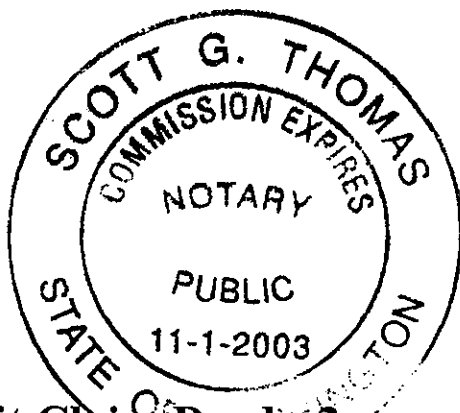
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **SKYE K. RICHENDRFER** 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 part for the uses and purposes mentioned in the instrument.

DATED: 5-3-2000



[Signature]

Notary Public in and for the state of Washington,

SCOTT G THOMAS

(Type or Print Name of Notary)

My commission expires 11-1-2003

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