



200106130017

, Skagit County Auditor

6/13/2001 Page 1 of 2 10:00:53AM

AFTER RECORDING MAIL TO:

Name, **RAMONA ANNE ORTMAN**
 Address 319 W. GLENEAGLES DR
 City, State, Zip PHOENIX, AZ 85023-5244

Filed for Record at Request of

Quit Claim Deed

 FIRST AMERICAN TITLE CO.
 ACCOMMODATION RECORDING ONLY

M7576

THE GRANTOR MARK EDWARD ORTMAN AND RAMONA ANNE ORTMAN, HUSBAND AND WIFE for and in consideration of WAC NO. 458-61-375 TRANSFER INTO TRUST conveys, and quit claims to MARK E. ORTMAN AND RAMONA ANNE ORTMAN, AS TRUSTEES OF THE ORTMAN FAMILY TRUST AGREEMENT DATED APRIL 27, 1993 AS AMENDED JANUARY 27, 1997 the following described real estate, situated in the County of SKAGIT, State of Washington, together with all after acquired title of the grantor(s) therein:

See Exhibit A attached hereto and made a part hereof. LEGAL: Lot(s) 7-10, Block 243, of MAP OF CITY OF ANACORTES
 Tgw tdlld and tgw railrd r-o-w.

#41371
 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax
 PAID

JUN 13 2001

Amount Paid \$0
 Skagit County Treasurer
 By: Deputy

Assessor's Property Tax Parcel Account Number(s): 3772-243-010-0004 R56382, 350113-0-051-0100 R31535, 350113-0-012-0009 R31488

Dated May 29, 2001

MARK EDWARD ORTMAN

RAMONA ANNE ORTMAN

STATE OF ARIZONA)
)
 COUNTY OF MARICOPA) ss.

I certify that I know or have satisfactory evidence that MARK EDWARD ORTMAN AND RAMONA ANNE ORTMAN are the persons who appeared before me, and said persons acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MAY 30, 2001



Notary Public State of Arizona
 Maricopa County
 Robyn Broyles
 Expires September 30, 2004

Notary Public in and for the State of Arizona
 Residing at Phoenix, Arizona
 My appointment expires:

Exhibit A

Parcel "A":

Lots 7 through 10, Block 243, "MAP OF THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Parcel "B":

That portion of those certain strips, parcels or tracts of land in Section 24 and Government Lot 5 of Section 13, Township 35 North, Range 1 East, W.M., shown and designated on the original Plat of the City of Anacortes, as "Seattle and Northern Railway Company's Station Ground", and as "Reserved right-of-way for Company's right-of-way for the Seattle and Northern Railway, according to a certain paper in writing in escrow with John P. Hoyt, dated May 28, 1889", described as follows:

Commencing at the intersection of the centerline of "B" Avenue and Eleventh Street; thence North 0 degrees 37'11" East along the centerline of "B" Avenue, a distance of 40.00 feet to the South line of Block 242 extended Easterly; thence North 0 degrees 37'11" East, a distance of 177.32 feet to a point on curve which lies 30 feet Southerly (and radially) from the centerline of the railroad, as now located and constructed, the radius point of said curve being North 20 degrees 49'23" West, a distance of 985.37 feet from the above described "point on curve"; thence Westerly on a curve to the right, through a central angle of 3 degrees 01'28", an arc distance of 52.01 feet; thence South 72 degrees 12'05" West, parallel with the 30 feet distant (Southeasterly) from the center of said Railroad, a distance of 13.19 feet to the beginning of a curve to the left having a radius of 925.37 feet; thence along said curve to the left through a central angle of 5 degrees 04'10", an arc distance of 81.88 feet, said point being 30 feet Southerly, (as measured radially) from the centerline of the railroad, said point also being the true point of beginning; thence South 9 degrees 13'41" East, a distance of 128.45 feet to the point on curve on the original Railroad right-of-way line, said curve having a radius of 7,789.44 feet, the radius point of said curve being North 24 degrees 48'57" West, a distance of 7,789.44 feet from the above described "point on curve"; thence Southwesterly along said curve to the right having a radius of 7,789.44 feet, through a central angle of 1 degree 48'44", an arc distance of 246.37 feet to the Northwesterly corner of Lot 10, Block 243, City of Anacortes, according to plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, and the Easterly margin of "A" Avenue, according to said Plat; thence North 0 degrees 37'11" East, along the Northerly extension of said Easterly margin of "A" Avenue, 115.00 feet to a point on a line that is parallel with and 30 feet distant Southeasterly from the centerline of said Railroad (as measured at right angles); thence North 58 degrees 51'30" East, along said parallel line, 98.64 feet to a point of curvature in said parallel line; thence along the arc of said curve to the right having a radius of 925.37 feet, through a central angle of 8 degrees 16'25" an arc distance of 133.63 feet to the true point of beginning.

Parcel "C":

That portion of the Burlington Northern Railroad designated as reserve right-of-way for the Seattle and Northern Railroad as shown on the Plat "Map of the City of Anacortes, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington;

TOGETHER WITH a portion of Tract 14 of Plate No. 8 of the Tide and Shorelands of Section 13, Township 35 North, Range 1 East, W.M., Anacortes Harbor, all being more particularly described as follows:

Beginning at the Southwest corner of Block 243 of said Plat; thence North 0 degrees 33'46" East along a projection of the West edge of said Block, a distance of 308.10 feet to the true point of beginning; thence North 0 degrees 33'46" East, a distance of 102.32 feet; thence North 70 degrees 44'00" East, a distance of 130.63 feet; thence North 62 degrees 14'00" East, a distance of 77.28 feet; thence South 8 degrees 56'58" East, a distance of 70.47 feet to an intersection with a curve having a radius point bearing South 22 degrees 52'05" East, a radial distance of 925.36 feet; thence Westerly along the arc of said curve to the left through a central angle of 8 degrees 16'25", an arc distance of 133.62 feet; thence South 58 degrees 51'30" West, a distance of 98.98 feet to the true point of beginning.

