

AFTER RECORDING MAIL TO:

SEACREST REAL ESTATE DEVELOPMENT LLC  
P.O. BOX 456  
ANACORTES, WA. 98221

200110310176  
Skagit County Auditor  
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**A65755**

Filed for Record at Request First American Title of Skagit County

## Quit Claim Deed

FIRST AMERICAN TITLE CO.

A65755 E-2

THE GRANTOR SEACREST REAL ESTATE DEVELOPMENT LLC for and in consideration of ESTABLISH EASEMENT conveys and quit claims to SEACREST REAL ESTATE DEVELOPMENT LLC, SEACREST HOMEOWNERS ASSOCIATION and their respective successors and assigns 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:

NO MONETARY CONSIDERATION

See Exhibit A attached hereto and made a part hereof.

ABBREVIATED LEGAL: IN PART OR WHOLE OF LOTS 1 - 10, BLOCK 1401, NORTHERN PACIFIC ADDITION

AKA: LOTS 1 - 4, SURVEY 21-187

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 31 2001

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

Assessor's Property Tax Parcel Account Number(s): 3809-401-010-0200 R116201, 3809-401-010-0104 R58373, 3809-401-010-0300 P116202, 3809-401-010-0400 P116203

Dated October 16, 2001

SEACREST REAL ESTATE DEVELOPMENT  
LLC

BY: JOHN R. COX, MEMBER

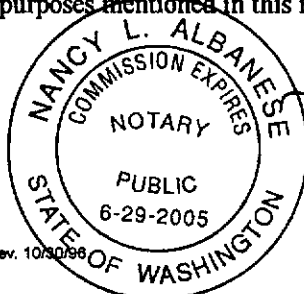
BY: VINCENT VENTIMIGLIA

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that JOHN R. COX AND VINCENT VENTIMIGLIA are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the members of SEACREST REAL ESTATE DEVELOPMENT LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-17-01



*[Signature]*  
Notary Public in and for the State of Washington  
Residing at Anacortes

1. Easement delineated on the face of attached drawing for Seacrest Realestate Development LLC, Seacrest Homeowners Association and their respective successors and assigns,

For: Utility and Block Wall Maintenance, ingress and egress for Lots 2,3

& 4.

2. Easement provisions contained on the face of said drawing as follows:

An easement is hereby granted to Seacrest Realestate Development LLC, Seacrest Homeowners Association and their respective successors and assigns over, under, and through the following described real property in which to construct, maintain, and operate utility systems, lines, fixtures and appurtenances attached thereto, for the purposes of providing utility services and block wall maintenance in the Seacrest Development and other property, together with the right to enter upon the lots and tracts for the purposes stated, with the understanding that the grantee shall be responsible for all unnecessary damage it causes to any real property in the development by the exercise of its rights and privilege herein granted; it heirs, successors, or assigns hereby conveys and agrees not to construct structures of any kind on the easement areas and not to interfere with, obstruct or endanger the use of the easement, said easement described as follows:

Commencing at the southwest corner of lot 1, thence along the northwesterly Right-of-Way Boundary of Oakes Avenue North 69-42-24 East 340.00 feet to the intersection of said Right-of-Way Boundary and the centerline of unimproved and vacated New York Avenue, thence North 20-17-36 West along said centerline 130.33 feet to the Northeast corner of said easement, thence South 69-42-24 West 123.07 feet, thence South 85-33-30 West 38.63 feet, thence North 57-12-21 East 80.15 feet, thence South 69-42-24 West 45.00 feet, thence South 57-12-21 West 68.47 feet, thence NORTH 73-44-17 West 48.27 feet to a point on the Southwesterly Property Boundary of Lot 2, thence South 20-17-36 East along said Property Boundary 25.06 feet. Thence North 73-44-17 East 75.61 feet, thence North 85-33-30 East 46.34 feet to a point on the Northeasterly Boundary of Lot 2, thence South 20-17-36 East along said Boundary 54.46 feet, thence South 18-30-30 West 52.87 feet, thence North 57-52-43 West 34.62 feet, thence South 69-12-09 West 54.86 feet to a point on the Southwesterly Property Boundary of Lot 2, thence South 20-17-36 East along said Property Boundary 10.13 feet, thence South 69-42-24 West 90.00 feet, thence North 20-17-36 West 20.00 feet, thence South 69-42-24 West 10.00 feet to a point on the Southwesterly Property Boundary of Lot 1, thence South 20-17-36 East along said property Boundary 30.00 feet to the point of Beginning.

- B. An easement is hereby granted to Seacrest Realestate Development LLC, Seacrest Homeowners Association, and their respective successors and assigns over, under, and through the following described property in which to construct maintain and operate utility systems, lines fixtures and appurtenances attached thereto, a trail and gazebo in the Seacrest Development, said easement described as follows:



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Commencing at the Northwest Property Corner of Lot 1, thence North 65-28-03 East 23.75 feet to the Northeast Corner of Lot 1 thence Continuing Northeasterly along a curve with a Delta of 00-35-16 Degrees, L=27.08 feet, R=2640.00 feet to a point at the Northeast Corner of Lot 2, thence South 20-17-36 East 167.79 feet along the Northeasterly Property Boundary of Lot 2, thence South 73-44-17 West 30.07 feet, thence South 20-17-36 East 25.06 feet, thence South 56-45-06 West 75.06 feet, thence South 8-25-31 West 55.88 feet to a point on the Southwesterly Property Boundary of Lot 1, thence North 20-17-36 West 40.27 feet along said Southwesterly Property Boundary of Lot 1, thence along said Property Boundary North 0-10-01 East 226.85 feet to the point of beginning.

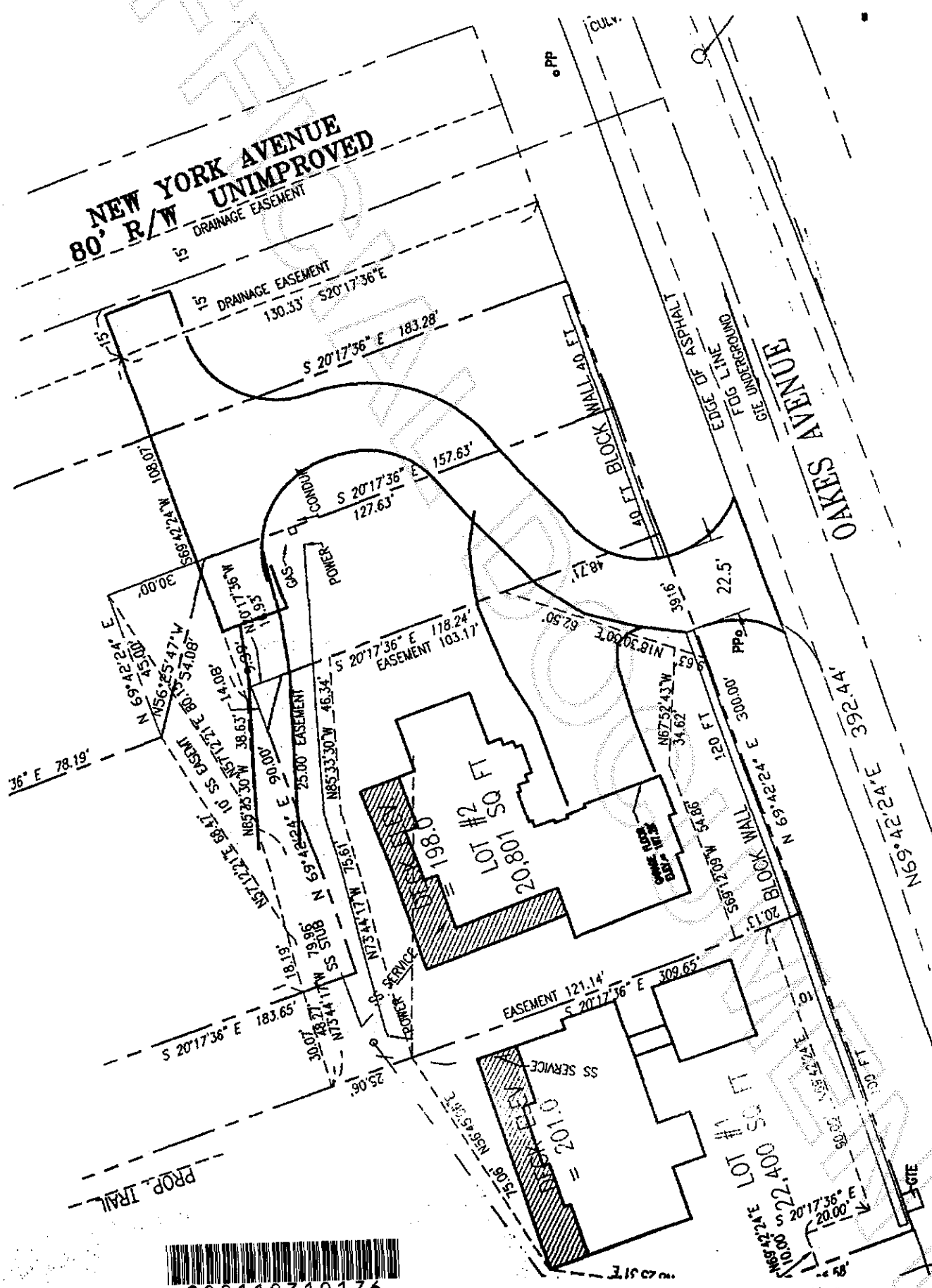
C. Upon completion of the aforementioned trail and Gazebo as it pertains to its location upon Lot 1 & 2, use of the easement is limited to the confines of the Trail, stairs and Gazebo area only and by only Seacrest Realestate Development LLC and their respective successors, assigns and Seacrest Homeowners Association upon its formation.



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**NEW YORK AVENUE**  
**80' R/W UNIMPROVED**  
 DRAINAGE EASEMENT

**OAKES AVENUE**



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Lot No. 1 of Survey, recorded April 23, 1999 under Auditor's File No. 9904230058 in Volume 21 of Surveys, at pages 187 and 188, more particularly described as follows:

Lots 8, 9 and 10, and the West 10.00 feet of Lot 7, of Block 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the Plat thereof, recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington

TOGETHER WITH the following described parcel:

Commencing at the Northwest corner of Lot 7, Block 1401 of said Northern Pacific Addition to Anacortes; thence North 69 degrees 42'24" East along the North line of said Lot 7, a distance of 10.00 feet to the true point of beginning; thence North 20 degrees 17'36" West a distance of 135.00 feet, more or less, to a point 15 feet distant, Southeasterly, measured at right angles from the centerline of the railway of said Great Northern Railway Company as located and constructed on March 8, 1940; thence South 65 degrees 28'03" West along said Great Northern right of way margin a distance of 20.76 feet to the West line of Section 23, Township 35 North, Range 1 East, W.M.; thence South 0 degrees 10'01" West along said West line of Section 23, a distance of 148.59 feet to the Northwestern boundary of said Block 1401; thence Northeasterly along said Northwestern boundary of Block 1401, a distance of 72.83 feet to the true point of beginning

Tax Account Number: 350123-0-004-0205  
3809-401-010-0104



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## LOT 2

Lot 2 of Survey, recorded April 23, 1999, under Auditor's File No. 9904230058 in Volume 21 of Surveys, at pages 187 and 188, more particularly described as follows:

A portion of Lots 3, 4, 5, 6 and 7 of Block 1401, "Northern Pacific Addition To Anacortes", according to the Plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, and portions of the abandoned Great Northern Pacific Railway right-of-way, being more particularly described as follows:

Beginning at a point on the South line of Lot 7, lying 10 feet Easterly as measured perpendicular to the West line of said Lot 7; thence North 69 degrees 42'24" East along the South line of said Block 1401; a distance of 120.00 feet to a point on the South line of said Lot 3, lying 10 feet Easterly as measured perpendicular to the West line of said Lot 3; thence North 20 degrees 17'36" West parallel to and 10 feet Easterly as measured perpendicular, to the West line of said Lot 3, a distance of 127.63; thence South 69 degrees 42'24" West a distance of 90.00 feet; thence North 20 degrees 17'36" West a distance of 48.8 feet, more or less, to the North boundary of said Lot 6; thence continuing North 20 degrees 17'36" West a distance of 135.3 feet, more or less, to a point 15 feet distance Southeasterly, measured at right angles from the centerline of the railway of said Great Northern Railway Company, as located and constructed on March 6, 1940; thence Southwesterly along said right-of-way margin a distance of 30 feet, more or less, to a point lying North 20 degrees 17'36" West from the point of beginning; thence South 20 degrees 17'36" East, a distance of 309.67 feet to the point of beginning.



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### LOT 3

Lot 3 of Survey, recorded April 23, 1999, under Auditor's File No. 9904230058 in Volume 21 of Surveys, at pages 187 and 188, more particularly described as follows:

A portion of Lots 2, 3, 4, 5 and 6 of Block 1401, "Northern Pacific Addition To Anacortes", according to the Plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, and portions of the abandoned Great Northern Pacific Railway right-of-way, being more particularly described as follows:

Beginning at a point on the South line of said Lot 3, lying 10 feet Easterly as measured perpendicular to the West line of said Lot 3; thence North 69 Degrees 42'24" East along the South line of said Block 1401, a distance of 40.00 feet to a point on the South line of said Lot 2, lying 20 feet Easterly, as measured perpendicular to the West line of said Lot 2; thence North 20 degrees 17'36" West parallel to and 20 feet Easterly as measured perpendicular to the West line of said Lot 2, a distance of 157.63 feet; thence South 69 Degrees 42'24" West a distance of 45.00 feet; thence North 20 Degrees 17'36" West a distance of 78.19 feet; thence North 06 Degrees 08'45" East a distance of 90.67 feet to a point 15 feet distant Southeasterly, measured at right angles from the centerline of the railway of said Great Northern Railway Company, as located and constructed on March 6, 1940; thence Southwesterly along said right-of-way margin a distance of 125.5 feet, to a point lying 10 feet East (as measured perpendicular) of the Northerly projection of the West line of said Lot 6; thence South 20 Degrees 17'36" East parallel to and 10 feet distant from the West line of said Lot 6, a distance of 184.11 feet; thence North 69 Degrees 42'24" East a distance of 90.00 feet to a point lying North 20 Degrees 17'36" West from the Point of Beginning; thence South 20 Degrees 17'36" East a distance of 127.63 feet to the Point of Beginning.



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#### **LOT 4**

Lot 4 of Survey, recorded April 23, 1999, under Auditor's File No. 9904230058 in Volume 21 of Surveys, at pages 187 and 188, more particularly described as follows:

A portion of Lots 1, 2 and 3 of Block 1401, "Northern Pacific Addition To Anacortes", according to the Plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, and portions of the abandoned Great Northern Pacific Railway right-of-way, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1; thence North 20 degrees 17'36" West along the East line of said Lot 1, a distance of 183.28 feet to the Northeasterly corner of said Lot 1; thence North 67 degrees 59'20" East along the Northerly margin of New York Avenue, a distance of 80.01 feet to the Northwesterly corner of Block 1301;

thence North 20 degrees 17'36" West along the Westerly boundary of said Block 1301 extended to a point 15 feet distant Southeasterly, measured at right angles from the centerline of the railway of said Great Northern Railway Company, as located and constructed on March 6, 1940; thence Southwesterly along said right-of-way margin a distance of 124.69 feet; thence South 06 degrees 08'45" West a distance of 90.67 feet; thence South 20 degrees 17'36" East a distance of 78.19 feet; thence North 69 degrees 42'24" East a distance of 45.00 feet to a point lying 10 feet West, as measured perpendicular of the West line of said Lot 1; thence South 20 degrees 17'36" East parallel to and 10 feet distant Westerly of the West line of said Lot 1 a distance of 157.63 feet to the South line of said Block 1401; thence North 69 degrees 42'24" East along the South line of said Block 1401 a distance of 40.00 feet to the point of beginning.



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