



200202120049  
 Skagit County Auditor  
 2/12/2002 Page 1 of 6 1:08PM

**AFTER RECORDING MAIL TO:**  
 Name Powell-Anacortes LLC  
 Address 737 Market Street  
 City/State Kirkland, WA. 98033

**Bargain and Sale Deed**

THE GRANTOR(S) Copeland Lumber Yards Inc., an Oregon corporation that acquired title as J.W. Copeland Yards of Washington, Inc., a Washington corporation for and in consideration of ten Dollars (\$10.00) in hand paid, bargains, sells, and conveys to Powell-Anacortes LLC, a Washington limited liability company the following described estate, situated in the County of Skagit, State of Washington:



See Exhibit "A" attached hereto

Assessor's Property Tax Parcel/Account Number(s): R32947 and R32939

Section 19, TOWNSHIP 39, RANGE 2; PTN. 60V; LOT 2.

The Grantor for itself and for its successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed on Exhibit "B", and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, will forever warrant and defend the said described real estate.

DATED this 30<sup>th</sup> day of January, 2002.

Copeland Lumber Yards Inc.

Robert W. LaDeRoute, Vice President

583  
 SKAGIT COUNTY WASHINGTON  
 Real Estate Cycle Tax  
 1/27/02

FEB 12 2002

Amount Paid \$ 32,040.00  
 Skagit County Treasurer  
 By: n.am Deputy

(Corporate)

STATE OF OREGON

County of Washington

}  
}  
} SS.

I certify that I know or have satisfactory evidence that Robert W. LaDeRoute is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Vice President of Copeland Lumber Yards Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: January 30, 2002



Andrea M Coffman  
Name (typed or printed): Andrea M. Coffman  
NOTARY PUBLIC in and for the State of Oregon  
Residing at 3585 SW Hall Blvd  
My appointment expires: June 25, 2005

EXHIBIT "A"

Parcel "A":

Those portions of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

(b) That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the East line of Commercial Avenue and the South line of 17th Street projected Easterly from the plat of "City of Anacortes", according to the plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington; thence South, 60.00 feet; thence East to the right-of-way of the Great Northern Railway Company; thence Northerly along the West line of said railway right-of-way to the South line of 17th Street, projected Easterly; thence West along the South line of said 17th Street projected to the point of beginning.

(c) That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of Commercial Avenue in the City of Anacortes, which point is 60.00 feet South of the South line of 17th Street produced; thence South on the East line of Commercial Avenue, 60.00 feet; thence at right angles East to the Westerly boundary of the Great Northern Railway right-of-way; thence Northerly along the Westerly boundary of said Great Northern Railway right-of-way to a point where the same intersects a line extending at right angles to Commercial Avenue from the point of beginning; thence West along said line to the point of beginning.

(d) That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

Beginning on the East side of Commercial Avenue at a point 120.00 feet South of the South line of 17th Street projected Easterly from the plat of "City of Anacortes", according to the plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington; thence South along the East side of said Commercial Avenue, 96.00 feet; thence East, 90.00 feet; thence North, 96.00 feet; thence West, 90.00 to the point of beginning.

TOGETHER WITH the following described:

ALSO commencing on the North line of 18th Street, if produced Easterly from 18th Street as shown on the plat of "City of Anacortes", according to the plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington, 90.00 feet East of the East line of Commercial Avenue; thence North, 96.00 feet; thence East to the West line of the Great Northern Railway right-of-way; thence Southerly along said right-of-way to a point directly East of the point of beginning; thence West to the point



200202120049  
Skagit County Auditor

EXHIBIT "A" continued

of beginning.

Parcel "B":

That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the point of intersection of the South line of 17th Street extended East from the plat of the "City of Anacortes", according to the plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington, with the West line of that certain tract conveyed to Seattle & Northern Railway Company, by Deed dated December 17, 1889, and recorded January 10, 1890, in Volume 9 of Deeds, Page 314, which point is also described as a point bearing from the Northwest corner of said Government Lot 2, East along the North line of said Government Lot 2, 370.00 feet; South 250.00 feet; thence South 24 degrees 03' East to the South line of 17th Street extended East; thence from said point of beginning, run South 24 degrees 03' East to a point that is 216.00 feet South, measured perpendicularly from the South line of 17th Street extended East; thence East parallel with the said South line of 17th Street extended to the West line of Avenue "Q" extended South from the plat of the "City of Anacortes"; thence North along the West line of Avenue "Q" extended, 216.00 feet to the South line of 17th Street extended; thence Westerly along the South line of said extension of 17th Street to the point of beginning.

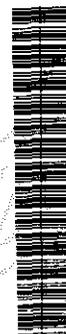
Parcel "C":

That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the North side of 18th Street produced in the City of Anacortes, Skagit County, Washington, according to the original plat of said City on file and of record in the Office of the Auditor of Skagit County, Washington, and 90.00 feet East of the East line of Commercial Avenue; thence running South 180.00 feet; thence running East, 85.00 feet; thence running North to the West line of the right-of-way of the Seattle and Montana Railway (now Great Northern Railroad); thence running Northwesterly along the said right-of-way to a point due East of the place of beginning; thence West to the point of beginning.

EXCEPT from all the above Parcels "A", "B" and "C", that portion described as follows:

Beginning at the intersection of the North line of 18th Street, if produced Easterly from 18th Street as shown on the plat of "City of Anacortes", according to the plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington, and the East line of Commercial Avenue; thence North along the East line of Commercial Avenue, 63.00 feet; thence East parallel with the North line of 18th Street produced, a distance of 70.00 feet; thence South parallel with the East line of Commercial Avenue, 63.00 feet to the North line of 18th Street produced; thence West along the North line of 18th



200202120049

Skagit County Auditor

2/12/2002 Page 4 of 6

1:08PM

EXHIBIT "A" continued

Street produced, a distance of 70.00 feet to the point of beginning.

AND EXCEPT from all the above Parcels "A", "B" and "C", that portion conveyed to the City of Anacortes by instrument recorded May 12, 1999, under Skagit County Auditor's File No. 9905120020.

(The above described property delineated of record by Survey filed in Volume 15 of Surveys, at Pages 45 and 46, and recorded December 1, 1993, under Auditor's File No. 9312010077, all records of Skagit County, Washington.)



200202120049

Skagit County Auditor

EXHIBIT "B"

2002 Taxes a lien not yet payable

Municipal assessments, if any, levied by the City of Anacortes

SUBJECT TO an easement over and across a strip of land 7 feet in width North and South and abutting upon and immediately adjacent to the tract excepted in Parcel (d) above on the entire distance on the North, which easement shall be for ingress and egress and shall be for the joint right of usage with the vendor and/or successors or assigns. Also an easement for the right to construct, operate, maintain and repair an underground sewer over a strip of ground 6 feet in width, the center line of which is described as follows:

Beginning at a point 70 feet East and 3 feet North of the intersection of the East line of Commercial Avenue and the North line of 18th Street produced Easterly in the City of Anacortes, Skagit County, Washington; thence East parallel to the North line of said 18th Street produced to the West line of the Great Northern Railway right-of-way, as granted to Harold Breckenridge and Connie Breckenridge, husband and wife, by instrument dated July 30, 1955, and recorded August 9, 1955 under Auditor's File No. 522234.

RESERVATIONS CONTAINED IN DEED

Executed by: Great Northern Railway Company, a  
Minnesota corporation  
Recorded: January 16, 1967  
Auditor's No: 693445  
As Follows:

"EXCEPTING AND RESERVING unto the Grantor, its successors and assigns, forever, all iron, natural gas, coal, oil and all minerals of any nature whatsoever upon or in the lands above described, together with the sole, exclusive and perpetual right to explore for, remove and dispose of the same by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Grantee, its successors and assigns."

Matters as disclosed and/or delineated on the face of that Survey filed in Volume 15 of Surveys, pages 45 - 43 and recorded December 1, 1993 under Auditor's File No. 9312010077, all records of Skagit County, Washington.

MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No: 200107200060  
Recorded: July 20, 2001  
Survey Affects: Subject property



200202120049  
Skagit County Auditor

2/12/2002 Page 6 of 6 1:08PM