

when recorded mail to

MARK E. ORTMAN AND
RAMONA ANNE ORTMAN
319 W. Gleneagles
Phoenix, AZ 85023



200303190105

Skagit County Auditor

3/19/2003 Page

1 of

4 11:31AM

Warranty Deed

07030642

A73176-1
FIRST AMERICAN TITLE CO.

For the consideration of Ten Dollars, and other valuable considerations, I or we, **MARK E. ORTMAN AND RAMONA ANNE ORTMAN**, as Trustees of the **ORTMAN FAMILY TRUST AGREEMENT** dated April 27, 1993, as amended January 27, 1997, do/does hereby convey to **MARK E. ORTMAN and RAMONA A. ORTMAN, husband and wife**, the following real property situated in Skagit County, Washington:

1243
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 19 2003

LTs 7-10 Anacortes together with Tidelands & RR
Right of way
P56382 + P31488 + P31535

Amount Paid \$
Skagit Co. Treasurer
By *DL* Deputy

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated March 13, 2003.

Mark E. Ortmann
MARK E. ORTMAN, TRUSTEE

Ramona Anne Ortmann
RAMONA ANNE ORTMAN, TRUSTEE

See Notary Acknowledgment Page Attached

Notary Acknowledgment Page

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

This instrument was acknowledged before me this 13th day of March, 2003 by: **MARK E. ORTMAN
AND RAMONA ANNE ORTMAN, TRUSTEES of the Ortman Family Trust.**

My Commission Expires: 9-30-04

Robyn Broyles
Notary Public



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



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Schedule "C"

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



Schedule "C" - continued

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.



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