



200508310251

Skagit County Auditor

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WHEN RECORDED RETURN TO:

~~JAMES E. ANDERSON P.S.~~~~P.O. BOX 727~~

ANACORTES, WA 98221

City of Anacortes
PO Box 547

**ACCOMMODATION RECORDING
BARGAIN AND SALE DEED**

GRANTOR: CITY OF ANACORTES, WASHINGTON, a Washington
municipal corporation

GRANTEES: FIDALGO COUNTRY INN, L.L.C., a Washington limited
liability company and COMMODORE MOTOR HOTEL, INC., a Wash-
ington corporation

LEGAL DESCRIPTION: Lots 1, 2, and 3, Skagit County Short
Plat No. 90-45, recorded January 24, 1991, under Auditor's
File No. 9101240023, records of Skagit County, Washington,
according to the Plat recorded in Volume 9 of short Plats,
page 308. The legal description of said lots has been modi-
fied by a "Boundary Line Adjustment" recorded under Skagit
County Auditor's File No. 200508290248. The full legal
description of said lots is continued on pages 3, 4, 5,
6, and 7 as set forth in Exhibits A, B, C-1, C-2, and C-3
which are attached hereto and incorporated by reference
herein. The subject property shall be subject to and
together with all matters of record affecting said property.

TAX PARCEL NOS.:

Lot 1: P19986

Lot 2: P96104

Lot 3: P19988

THE GRANTOR, THE CITY OF ANACORTES, WASHINGTON, a Wash-
ington municipal corporation, in consideration of the above-
referenced Boundary Line Adjustment, bargains, sells and
conveys unto FIDALGO COUNTRY INN, L.L.C., a Washington lim-
ited liability company, as to an undivided 49.58% interest
and COMMODORE MOTOR HOTEL, INC., a Washington corporation,
as to an undivided 50.42%, the Grantees, the above-
referenced real property located in Skagit County, Washing-
ton.

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In addition, Grantor grants unto Grantees a non-exclusive easement for ingress, egress and utilities over, under, and across that certain roadway easement which is legally described on page 8 which is marked as Exhibit D, attached hereto and incorporated by reference herein, and depicted on the "Boundary Line Adjustment Survey" which was filed under Skagit County Auditor's No. 200508290249.

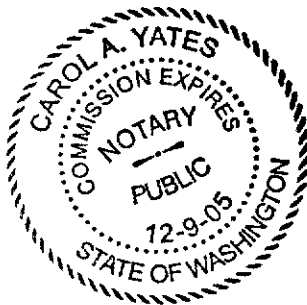
CITY OF ANACORTES

By H. Dean Maxwell
H. DEAN MAXWELL, Mayor

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss

I certify that I know or have satisfactory evidence that H. DEAN MAXWELL signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Mayor of the CITY OF ANACORTES, WASHINGTON, a Washington municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 8/31/05



Carol A. Yates
Notary Public in and for the State of Washington, residing at 1279 Anacortes
My Commission expires: 12/9/05

4788
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 31 2005

Amount Paid \$ 0
By: [Signature] Skagit County Treasurer Deputy

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November 12, 2004

EXHIBIT A

LEGAL DESCRIPTION FOR: City of Anacortes

Sharpes Corner Preliminary Binding Site Plan Lot Line Adjustments

Lot 1 After Boundary Line Adjustment

Lot 1, Skagit County Short Plat No. 90-45, recorded January 24, 1991, under Auditor's File No. 9101240023, records of Skagit County, Washington, according to the plat recorded in Volume 9 of Short Plats, page 308, being a portion of the Northeast quarter of the Southwest quarter and Government Lot 3, Section 5, Township 34 North, Range 2 East, W.M.;

EXCEPT those portions thereof lying South of the South line and its Westerly extension, of the most Northerly portion of said Lot 1.

The above being subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situate in the County of Skagit, State of Washington.

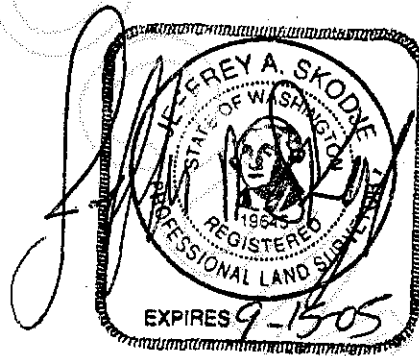


EXHIBIT A

BARGAIN AND SALE DEED - 3



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November 12, 2004

EXHIBIT B

LEGAL DESCRIPTION FOR: City of Anacortes

Sharpes Corner Preliminary Binding Site Plan Lot Line Adjustments

Lot 2 After Boundary Line Adjustment

Lot 2, Skagit County Short Plat No. 90-45, recorded January 24, 1991, under Auditor's File No. 9101240023, records of Skagit County, Washington, according to the plat recorded in Volume 9 of Short Plats, page 308, being a portion of the Northeast quarter of the Southwest quarter and Government Lot 3, Section 5, Township 34 North, Range 2 East, W.M.;

EXCEPT all those portions thereof lying West of the West line and its Northerly extension, of Lot 5 of said Skagit County Short Plat No. 90-45; and TOGETHER WITH all that portion of Lot 1, Skagit County Short Plat No. 90-45, recorded January 24, 1991, under Auditor's File No. 9101240033, records of Skagit County, Washington, according to the plat recorded in Volume 9 of Short Plats, page 308; being a portion of the Northeast quarter of the Southwest quarter and Government Lot 3, Section 5, Township 34 North, Range 2 East, W.M., lying South of the South line and its Westerly extension, of the most Northerly portion of said Lot 1, and lying East of the West line and its Northerly extension, of Lot 5 of said Skagit County Short Plat No. 90-45.

All of the above being subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situate in the County of Skagit, State of Washington.

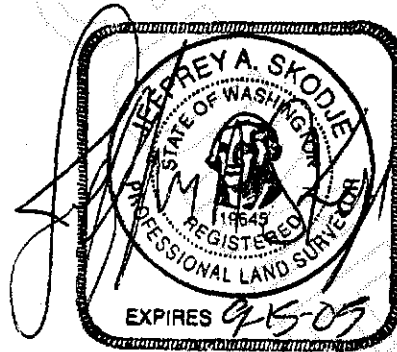


EXHIBIT B

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November 12, 2004

EXHIBIT C - 1

LEGAL DESCRIPTION FOR: City of Anacortes

Sharpes Corner Preliminary Binding Site Plan Lot Line Adjustments

Lot 3 After Boundary Line Adjustment

All those portions of Lots 1 and 2, Skagit County Short Plat No. 90-45, recorded January 24, 1991, under Auditor's File No. 9101240023, records of Skagit County, Washington, according to the plat recorded in Volume 9 of Short Plats, page 308, being a portion of the Northeast quarter of the Southwest quarter and Government Lot 3, Section 5, Township 34 North, Range 2 East, W.M., lying South of the South line and its Easterly extension, of Lot 3, said Skagit County Short Plat No. 90-45;

TOGETHER WITH all that portion of Lot 4, said Skagit County Short Plat No. 90-45, being more particularly described as follows:

Commencing at the Southwest corner of said Lot 4; **thence** North $01^{\circ}37'58''$ East along the West line thereof, a distance of 170.02 feet to the Northeast corner of the most Southerly portion of Lot 1, said Skagit County Short Plat No. 90-45; **thence** North $87^{\circ}33'28''$ West along the North line of said portion of Lot 1, a distance of 39.20 feet to the **TRUE POINT OF BEGINNING**; **thence** continuing North $87^{\circ}33'28''$ West along said North line, a distance of 46.79 feet to the Southeast corner of the most Southerly portion of Lot 2, said Skagit County Short Plat No. 90-45; **thence** North $01^{\circ}37'58''$ East along the East line of said portion of Lot 2, a distance of 80.01 feet to a point on a curve to the right, the center of which bears South $49^{\circ}33'39''$ West and is 225.00 feet distant; **thence** Southerly, following said curve to the right through a central angle of $23^{\circ}55'15''$, an arc distance of 93.94 feet to a point on the North line of said portion of Lot 1 and the **TRUE POINT OF BEGINNING**;

EXCEPTING from all of the above the following described tracts of land:

All that portion of said Lot 1 being more particularly described as follows:

Beginning at the Northeast corner of the most Southerly portion of said Lot 1; **thence** South $01^{\circ}37'58''$ West along the East line thereof, a distance of 170.02 feet to the Southeast corner thereof; **thence** North $87^{\circ}33'28''$ West along the South line of said Lot 1, a distance of 28.00 feet; **thence** North $01^{\circ}37'58''$ East a distance of 100.09 feet to the beginning of a curve to the left, the center of which is 225.00 feet distant; **thence** Northerly, following said curve to the left through a central angle of $18^{\circ}09'04''$, an arc distance of 71.28 feet to a point on the North line of said portion of Lot 1; **thence** South $87^{\circ}33'28''$ East along said North line, a distance of 39.20 feet to the point of beginning; and

All that portion of said Lot 2 being more particularly described as follows:

Commencing at the Southeast corner of the most Southerly portion of Lot 1, said Skagit County Short Plat No. 90-45; **thence** North $01^{\circ}37'58''$ East along the East line thereof, a distance of 170.02 feet to the Northeast corner of said portion of Lot 1; **thence** North

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EXHIBIT C - 2

87°33'28" West along the North line of said portion of Lot 1, a distance of 85.99 feet to the Southeast corner of the most Southerly portion of said Lot 2; **thence** North 01°37'58" East along the East line of said portion of Lot 2, a distance of 80.01 feet to a point on a curve to the left, the center of which bears South 49°33'39" West and is 225.00 feet distant, said point being the **TRUE POINT OF BEGINNING**; **thence** Northerly, following said curve to the left through a central angle of 09°55'41", an arc distance of 38.99 feet; **thence** North 50°22'02" West a distance of 22.93 feet to a point on the North line of said portion of Lot 2; **thence** South 87°33'28" East along said North line, a distance of 46.57 feet to the Northeast corner of said most Southerly portion of lot 2; **thence** South 01°37'58" West along the East line of said portion of Lot 2, a distance of 40.00 feet to the **TRUE POINT OF BEGINNING**;

All of the above **TOGETHER WITH** an easement for ingress, egress and utilities over, under and across the following described tract of land:

All those portions of Lots 1, 2, 3 and 4, Skagit County Short Plat No. 90-45, recorded January 24, 1991, under Auditor's File No. 9101240033, records of Skagit County, Washington, according to the plat recorded in Volume 9 of Short Plats, page 308; being a portion of the Northeast quarter of the Southwest quarter and Government Lot 3, Section 5, Township 34 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Lot 4; **thence** North 87°33'28" West along the South line thereof and along the South line of said lot 1, a distance of 284.94 feet; **thence** North 01°37'58" East parallel with the East line of the most Southerly portion of said Lot 1, a distance of 100.09 feet to the beginning of a curve to the left, said curve having a radius of 225.00 feet; **thence** Northerly, following said curve to the left through a central angle of 52°00'00", an arc distance of 204.20 feet to the end of said curve; **thence** North 50°22'02" West a distance of 93.21 feet to the beginning of a curve to the right, said curve having a radius of 125.00 feet; **thence** Northerly, following said curve to the right through a central angle of 52°00'00", an arc distance of 113.45 feet to a point on the East line of the most Northerly portion of said Lot 4; **thence** North 01°37'58" East along the East line of said portion of Lot 4, a distance of 105.27 feet to the Northeast corner of said portion of Lot 4, said point lying on the Southerly line of a portion of Lot 2, said Skagit County Short Plat no. 90-45, said point also being the beginning of a curve to the left, said curve having a radius of 140.00 feet; **thence** Northerly, following said curve to the left through a central angle of 08°16'17", an arc distance of 20.21 feet to a point on the South line of the most Northerly portion of Lot 3, said Skagit County Short Plat No. 90-45; **thence** continuing Northerly, following said curve to the left through a central angle of 85°49'37", an arc distance of 209.71 feet to a point on the West line of said Lot 3; **thence** North 01°37'58" East along said West line, a distance of 60.11 feet to its intersection with a curve to the right, the center of which bears South 01°14'05" East and is 200.00 feet distant; **thence** Southerly, following said curve to the right through a central angle of 83°27'17", an arc distance of 291.31 feet to its intersection with said South line of the most Northerly portion of Lot 3; **thence** continuing Southerly, following said curve to the right through a central angle of 05°45'31", an arc distance of 20.10 feet to a point on said Southerly line of a portion of Lot 2; **thence** continuing Southerly

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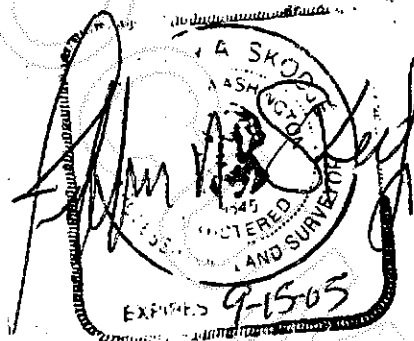
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EXHIBIT C - 3

following said curve to the right through a central angle of $03^{\circ}39'15''$, an arc distance of 12.76 feet to the end of said curve; **thence** South $01^{\circ}37'58''$ West a distance of 105.27 feet to the beginning of a curve to the left, said curve having a radius of 65.00 feet; **thence** Southerly, following said curve to the left through a central angle of $52^{\circ}00'00''$, an arc distance of 58.99 feet to the end of said curve; **thence** South $50^{\circ}22'02''$ East a distance of 93.21 feet to the beginning of a curve to the right, said curve having a radius of 285.00 feet; **thence** Southerly, following said curve to the right through a central angle of $52^{\circ}00'00''$, an arc distance of 258.66 feet to the end of said curve; **thence** South $01^{\circ}37'58''$ West a distance of 61.35 feet to the beginning of a curve to the left, said curve having a radius of 30.00 feet; **thence** Southerly and Easterly, following said curve to the left through a central angle of $89^{\circ}11'26''$, an arc distance of 46.70 feet to the end of said curve, said point lying on a line parallel with and 10.00 feet north of, as measured at right angles to, the south line of said Lot 4; **thence** South $87^{\circ}33'28''$ East along said parallel line, a distance of 169.99 feet to the beginning of a curve to the left, said curve having a radius of 25.00 feet; **thence** Easterly and Northerly, following said curve to the left through a central angle of $90^{\circ}49'00''$, an arc distance of 39.63 feet to the east line of said Lot 4; **thence** South $01^{\circ}37'58''$ West along said east line, a distance of 35.36 feet to the point of beginning.

All of the above being subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situate in the County of Skagit, State of Washington.



11-15-04

BARGAIN AND SALE DEED - 7



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Skagit County Auditor

August 23, 2004

EXHIBIT D

LEGAL DESCRIPTION FOR: City of Anacortes

Sharpes Corner Preliminary Binding Site Plan Lot Line Adjustments

Roadway Easement

All those portions of Lots 1, 2, and 4, Skagit County Short Plat No. 90-45, recorded January 24, 1991, UNDER Auditor's File No. 9101240033, records of Skagit County, Washington, according to the Plat recorded in Volume 9 of Short Plats, page 308; being a portion of the Northeast quarter of the Southwest quarter and Government Lot 3, Section 5, Township 34 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Lot 4; thence North $87^{\circ}33'28''$ West along the South line thereof and along the South line of said Lot 1, a distance of 284.94 feet; thence North $01^{\circ}37'58''$ East parallel with the East line of the most Southerly portion of said Lot 1, a distance of 100.09 feet to the beginning of a curve to the left, said curve having a radius of 225.00 feet; thence Northerly, following said curve to the left through a central angle of $52^{\circ}00'00''$, an arc distance of 204.20 feet to the end of said curve; thence North $50^{\circ}22'02''$ West a distance of 22.93 feet; thence North $39^{\circ}37'58''$ East, at right angles, a distance of 60.00 feet; thence South $50^{\circ}22'02''$ East a distance of 22.93 feet to the beginning of a curve to the right, said curve having a radius of 285.00 feet; thence Southerly, following said curve to the right through a central angle of $52^{\circ}00'00''$, an arc distance of 258.66 feet to the end of said curve; thence South $01^{\circ}37'58''$ West a distance of 61.35 feet to the beginning of a curve to the left, said curve having a radius of 30.00 feet; thence Southerly and Easterly, following said curve to the left through a central angle of $89^{\circ}11'26''$, an arc distance of 46.70 feet to the end of said curve, said point lying on a line parallel with and 10.00 feet North of, as measured at right angles to, the South line of said Lot 4; thence South $87^{\circ}33'28''$ East along said parallel line, a distance of 169.99 feet to the beginning of a curve to the left, said curve having a radius of 25.00 feet; thence Easterly and Northerly, following said curve to the left through a central angle of $90^{\circ}49'00''$, an arc distance of 39.63 feet to the East line of said Lot 4; thence South $01^{\circ}37'58''$ West along said East line, a distance of 35.36 feet to the **TRUE POINT OF BEGINNING;**

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situate in the County of Skagit, State of Washington.

EXHIBIT D

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