



200801310177

Skagit County Auditor

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4:13PM

When recorded return to:

Land Title Company

Order No. 127678-PA

P.O. Box 445

Burlington, WA. 98233

LAND TITLE OF SKAGIT COUNTY

127886 PAGE

**BARGAIN AND SALE DEED**

**Grantors:** Warren J. Gilbert, Jr. and Catherine M. Worley (also known as Catherine G. Worley), each as to their separate property and each as to an undivided 1/8 interest therein, and Warren J. Gilbert, Jr. as Personal Representative of the Estate of Catherine M. Gilbert under Skagit County Probate Cause No. 90-4-00079-6, as to an undivided 3/4 interest as to Parcel "A" and Parcel "B"; Warren J. Gilbert, Jr. and Catherine M. Worley (also known as Catherine G. Worley), each as to their separate property as to Parcel "C"

**Grantees:** Heron House Holding, LLC, a Oregon Limited Liability Company

**Legal Description:**

All or Ptns of Lots 1, 2, 15-20, Blk. 135, Anac. and Lots 1-6 Tract 5, Plate 8.  
Anac. Tide lands. Situated in Skagit County, Washington.

**Additional Legal Description Located on Exhibit A.**

**Assessor's Property Tax**

**Parcel or Account No.:** 3772-135-003-0001  
3772-135-020-0000  
3772-135-020-0109  
350113-0-035-0002

330  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 31 2008

**Reference Nos of Documents**

**Assigned or Released:** N/A

Amount Paid \$ 8905.00  
By *mom* Skagit Co. Treasurer  
Deputy

**Conveyance:**

The Grantors, for and in consideration of \$10.00 and other good and value consideration in hand paid, bargains, sells, and conveys to the Grantees, the following described real estate situated in Skagit County, Washington:

See Exhibit A for full Legal Description attached hereto and incorporated by this reference as if set forth in full.

Bargain &amp; Sale Deed

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T:\DATA\files\Gilbert-Real Property Sale Anacortes\080124 94934CRB.WPD

The Grantors, for themselves and for their successors in interest do, by these present, expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise.

Dated: 1-30-08, 2008.

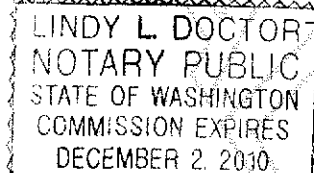
Warren J. Gilbert, Jr.  
Warren J. Gilbert, Jr.  
By: Warren M. Gilbert, his Attorney in Fact,  
acting for Warren J. Gilbert, Jr. individually and  
as Personal Representative of the Estate of  
Catherine M. Gilbert

Catherine M. Worley  
Catherine M. Worley, Individually

State of Washington )  
                                  )ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Warren M. Gilbert is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Attorney-in-Fact for Warren J. Gilbert, Jr., both individually and as Personal Representative of the Estate of Catherine M. Gilbert, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Jan. 30, 2008.

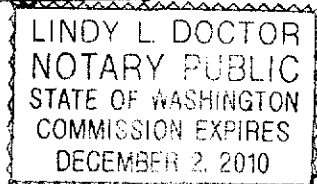


Lindy L. Doctor  
Bow, WA, Notary Public  
Print Name Lindy L. Doctor  
My appointment expires 12/2/10

State of Washington )  
                                  )ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Catherine M. Worley, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.

Dated: Jan. 30, 2008.



Lindy L. Doctor  
Bow, WA, Notary Public  
Print Name LINDY L. DOCTOR  
My appointment expires 12/2/10

Bargain & Sale Deed

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EXHIBIT A  
Page 1

LEGAL  
DESCRIPTION:

PARCEL "A":

Lots 1 and 2, the East 25 feet of Lots 15, 16 and 17, and that portion of Lots 18, 19 and 20, Block 135, "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, lying Northerly of the North line of the former Burlington Northern Railway Company right-of-way as originally located and constructed.

TOGETHER WITH that portion of the vacated alley adjacent thereto that would attach to said premises by operation of law.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

Lots 1 through 5, inclusive, and the East 25 feet of Lot 6 of Tract No. 5, Plate No. 8 of the Tide and Shorelands of Section 13, Township 35 North, Range 1 East, W.M., Anacortes Harbor, on file and of record in the office of the Commissioner of Public Lands at Olympia, Washington.

TOGETHER WITH that portion of vacated Railroad Avenue adjacent thereto which would attach to said premises by operation of law.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "C":

That portion of Lots 18, 19 and 20, Block 135, "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, described as follows:

Beginning at the Southeast corner of said Lot 20;  
thence Westerly along the South line of said Block 135 to the point of intersection with a line drawn parallel with and distant 25.0 feet Northwesterly, as measured at right angles to the former Burlington Northern Railroad Company's Main Track centerline, as originally located and constructed;  
thence Northeasterly parallel with said Main Track centerline to the point of intersection with the East line of said Block 135;  
thence Southerly along said East line to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to exceptions on Page 2 of this Exhibit.



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EXHIBIT A  
Page 2

EXCEPTIONS:

- A. The right to construct and maintain sewers through the vacated streets and alleys described herein as the same may have been reserved by the City of Anacortes Ordinance No. 79.  
(Affects Parcel "A" and "B")

B. RESERVATIONS CONTAINED IN DEED:

Executed By: Burlington Northern Railroad Company (formerly named  
Burlington Northern Inc.) a Delaware corporation  
Recorded: September 19, 1989  
Auditor's No.: 8909190013  
As Follows:

Excepting and Reserving, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.  
(Affects Parcel "C")

- C. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water
- D. Rights and easements for commerce, navigation and fisheries.
- E. Subject to streets and alleyways and the rights thereto vested in the City of Anacortes. Grantor makes no warranties whatsoever regarding any encroachment of any structures on the subject property which may extend into the public streets and alleyways.



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