

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

MARILYN K. REYNOLDS, Attorney at Law  
900 Washington Street, Suite 820  
Vancouver, WA 98660



200812110098  
Skagit County Auditor

12/11/2008 Page 1 of 5 4:10PM

**STATUTORY WARRANTY DEED**

**Grantors (Sellers):** JOSEPH D. GRIMM (also known as DON GRIMM)  
and CAROLYN M. GRIMM

**Grantees (Buyers):** JOSEPH D. GRIMM and CAROLYN M. GRIMM,  
Trustees of the GRIMM LIVING TRUST  
dated November 11, 2008

**Abbreviated Legal:** 18.90 ACRES TRACT 13; .31 ACRES OF LOT 5;  
13.07 ACRES TRACT 11; 4.02 ACRES TIDELANDS TRACT 12;  
1.88 ACRES TIDELAND TRACT 7; PTN TR 11, PLATE 11  
ANACORTES TIDE & SHORE LANDS & PTN SE 30-35-2

**Assessor's Tax Parcel #** P33202; P33042; P33200; P33201; P33024; P112899

**Other Reference Nos:** 200009290145; 200209040094

Documentary transfer tax is none. No consideration.

THE GRANTORS, JOSEPH D. GRIMM (also known as DON GRIMM) and  
CAROLYN M. GRIMM,

hereby **CONVEY AND WARRANT TITLE** to

JOSEPH D. GRIMM and CAROLYN M. GRIMM, Trustees of the GRIMM LIVING  
TRUST dated November 11, 2008,

the following-described real estate situated in the County of Skagit, State of Washington, including  
any interest therein which Grantors may hereafter acquire:

See Exhibit "A" attached hereto and incorporated herein by reference.

STATUTORY WARRANTY DEED - 1  
(GRIMM, Don and Carolyn/D Deed (4205 Fidalgo Bay Road, Anacortes, WA))

PABST HOLLAND & REYNOLDS, PLLC  
ATTORNEYS AT LAW  
900 Washington Street, Suite 820  
Vancouver, Washington 98660  
(360) 693-1910 • (509) 222-9201

Real Estate Excise Tax No: 37546.

DATED: November 11, 2008.

Joseph D. Grimm  
JOSEPH D. GRIMM

Carolyn M. Grimm  
CAROLYN M. GRIMM

STATE OF WASHINGTON )

: ss.

County of Clark )

I certify that JOSEPH D. GRIMM and CAROLYN M. GRIMM appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 11 day of November, 2008.



Debra A. Myers  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: 2/01/12

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
3992

DEC 11 2008

Amount Paid \$ 0  
Skagit Co. Treasurer  
By mem Deputy

STATUTORY WARRANTY DEED - 2

(GRIMM, Don and Carolyn/D Deed (4205 Fidalgo Bay Road, Anacortes, WA))



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Skagit County Auditor

## Exhibit "A"

Parcel No. P33202

TRACT 13, PLATE 11, LESS TRACT TO BURLINGTON NORTHERN RAILWAY, LESS PORTION LYING SOUTH OF AN EAST-WEST LINE WHICH IS 520 FEET NORTH OF SOUTH BOUNDARY LINE OF SECTION 30. EXCEPT ALL ORIGINAL BURLINGTON NORTHERN RAILWAY RIGHT OF WAY SHOWN ON RAILROAD RIGHT OF WAY PLAN "ANACORTES NO. 1" DATED DECEMBER 18, 1952 IN OR ADJACENT TO TIDE AND SHORELANDS OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DATED MAY 1, 1893, PLATE 11, TRACTS 11, 12, AND THAT PORTION OF TRACT 13 LYING NORTH OF AN EAST-WEST WHICH IS 520 FEET NORTHERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 30. ALSO TOGETHER WITH THAT PORTION ADJACENT TO SAID PROPERTY OF FOLLOWING DESCRIBED PROPERTY: A STRIP OF LAND LYING SOUTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ORIGINAL BURLINGTON NORTHERN RAILROAD RIGHT OF WAY AS SHOWN ON RAILROAD RIGHT OF WAY PLAN DATED DECEMBER 18, 1952, "ANACORTES NO. 1" DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.; THENCE NORTH 89 DEGREES 50' 14" WEST A DISTANCE OF 308.05 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 48 DEGREES 48' 02" WEST A DISTANCE OF 530.08 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1859.38 FEET AND AN ARC LENGTH OF 546.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1859.38 FEET AND AN ARC LENGTH OF 134.75 FEET; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5608.87 FEET AND AN ARC LENGTH OF 254.35 FEET; THENCE ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1859.35 FEET AND AN ARC LENGTH OF 232.41 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 7; THENCE SOUTH 89 DEGREES 33' 59" WEST A DISTANCE OF 22.32 FEET ALONG THE SOUTH LINE OF SAID LOT 7 TO A POINT WHICH IS 33.00 FEET NORTHEASTERLY OF AND MEASURED PERPENDICULAR TO THE CENTERLINE OF THE EXISTING RAILS; THENCE SOUTHEASTERLY ALONG A LINE THAT IS 33.00 FEET NORTHEASTERLY OF THE CENTERLINE OF THE EXISTING RAILS TO A POINT WHICH BEARS SOUTH 57 DEGREES 12' 35" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 57 DEGREES 12' 35" EAST A DISTANCE OF 28.46 FEET TO THE TRUE POINT OF BEGINNING.

Parcel No. P33042

THAT PORTION OF GOVERNMENT LOT 5 SECTION 30 TOWNSHIP 35 NORTH RANGE 2 EAST WM LYING NORTH OF AN EAST-WEST LINE WHICH IS 520 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SECTION 29 TOWNSHIP 35 NORTH RANGE 2 EAST WM AND LYING EAST OF WASHINGTON STATE ROAD #536 EXCEPT RAILROAD RIGHTS OF WAY ALSO EXCEPT THAT PORTION CONVEYED TO SEATTLE AND NORTHERN RAILWAY COMPANY BY DEED RECORDED JANUARY 10 1890 IN VOLUME 9 OF DEEDS PAGE 278 ALSO EXCEPT THAT PORTION CONVEYED TO GREAT NORTHERN RAILWAY COMPANY BY DEED RECORDED NOVEMBER 13 1953 UNDER AUDITORS FILE NO 495092 ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF ANACORTES FOR HIGHWAY PURPOSED BY DEED RECORDED APRIL 16 1925 UNDER AUDITORS FILE NO 182805

STATUTORY WARRANTY DEED - 3

(GRIMM, Don and Carolyn/D Deed (4205 Fidalgo Bay Road, Anacortes, WA))



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Skagit County Auditor

Parcel No. P33200

ACREAGE ACCOUNT, ACRES 13.07, TRACT 11, PLATE 11. EXCEPT ALL ORIGINAL BURLINGTON NORTHERN RAILWAY RIGHT OF WAY SHOWN ON RAILROAD RIGHT OF WAY PLAN "ANACORTES NO. 1" DATED DECEMBER 18, 1952 IN OR ADJACENT TO TIDE AND SHORELANDS OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DATED MAY 1, 1893, PLATE 11, TRACTS 11, 12, AND THAT PORTION OF TRACT 13 LYING NORTH OF AN EAST-WEST WHICH IS 520 FEET NORTHERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 30. ALSO TOGETHER WITH THAT PORTION ADJACENT TO SAID PROPERTY OF FOLLOWING DESCRIBED PROPERTY: A STRIP OF LAND LYING SOUTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ORIGINAL BURLINGTON NORTHERN RAILROAD RIGHT OF WAY AS SHOWN ON RAILROAD RIGHT OF WAY PLAN DATED DECEMBER 18, 1952, "ANACORTES NO. 1" DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.; THENCE NORTH 89 DEGREES 50' 14" WEST A DISTANCE OF 308.05 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 48 DEGREES 48' 02" WEST A DISTANCE OF 530.08 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1859.38 FEET AND AN ARC LENGTH OF 546.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1859.38 FEET AND AN ARC LENGTH OF 134.75 FEET; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5608.87 FEET AND AN ARC LENGTH OF 254.35 FEET; THENCE ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1859.35 FEET AND AN ARC LENGTH OF 232.41 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 7; THENCE SOUTH 89 DEGREES 33' 59" WEST A DISTANCE OF 22.32 FEET ALONG THE SOUTH LINE OF SAID LOT 7 TO A POINT WHICH IS 33.00 FEET NORTHEASTERLY OF AND MEASURED PERPENDICULAR TO THE CENTERLINE OF THE EXISTING RAILS; THENCE SOUTHEASTERLY ALONG A LINE THAT IS 33.00 FEET NORTHEASTERLY OF THE CENTERLINE OF THE EXISTING RAILS TO A POINT WHICH BEARS SOUTH 57 DEGREES 12' 35" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 57 DEGREES 12' 35" EAST A DISTANCE OF 28.46 FEET TO THE TRUE POINT OF BEGINNING. ALSO TOGETHER WITH THAT PORTION OF THE ORIGINAL RAILROAD RIGHT OF WAY LYING IN TRACT 11, PLATE 11, TIDE AND SHORELANDS OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M. DATED MAY 1, 1893, LYING EASTERLY OF A LINE THAT IS 33.00 FEET EASTERLY OF AND MEASURED PERPENDICULAR TO THE CENTERLINE OF EXISTING RAILS.

Parcel No. P33201

ACREAGE ACCOUNT, ACRES 0.31, THAT PORTION OF GOVERNMENT LOT 5 SECTION 30 TOWNSHIP 35 NORTH RANGE 2 EAST WM LYING NORTH OF AN EAST-WEST LINE WHICH IS 520 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SECTION 29 TOWNSHIP 35 NORTH RANGE 2 EAST WM AND LYING EAST OF WASHINGTON STATE ROAD #536 EXCEPT RAILROAD RIGHTS OF WAY ALSO EXCEPT THAT PORTION CONVEYED TO SEATTLE AND NORTHERN RAILWAY COMPANY BY DEED RECORDED JANUARY 10 1890 IN VOLUME 9 OF DEEDS PAGE 278 ALSO EXCEPT THAT PORTION CONVEYED TO GREAT NORTHERN RAILWAY COMPANY BY DEED RECORDED NOVEMBER 13 1953 UNDER AUDITORS FILE NO 495092 ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF ANACORTES FOR HIGHWAY PURPOSED BY DEED RECORDED APRIL 16 1925 UNDER AUDITORS FILE NO 182805.

Parcel No. P33024

ANACORTES TIDE LANDS TRACT 7 PL 14 LESS S 520FT

STATUTORY WARRANTY DEED - 4

(GRIMM, Don and Carolyn/D Deed (4205 Fidalgo Bay Road, Anacortes, WA))



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Skagit County Auditor

Parcel No. P112899

A STRIP OF LAND LYING SOUTHWESTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ORIGINAL BURLINGTON NORTHERN RAILROAD RIGHT OF WAY AS SHOWN ON RAILROAD RIGHT OF WAY PLAN DATED DECEMBER 18, 1952, "ANACORTES NO. 1" DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.; THENCE NORTH 89°50'14" WEST A DISTANCE OF 308.05 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 48°48'02" WEST A DISTANCE OF 530.08 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1859.38 FEET AND AN ARC LENGTH OF 546.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1859.38 FEET AND AN ARC LENGTH OF 134.57 FEET; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5680.87 FEET AND AN ARC LENGTH OF 254.35 FEET; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1859.35 FEET AND AN ARC LENGTH OF 232.41 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 7; THENCE SOUTH 89°33'59" WEST A DISTANCE OF 22.32 FEET ALONG THE SOUTH LINE OF SAID LOT 7 TO A POINT WHICH IS 33.00 FEET NORTHEASTERLY OF AND MEASURED PERPENDICULAR TO THE CENTERLINE OF THE EXISTING RAILS; THENCE SOUTHEASTERLY ALONG A LINE THAT IS 33.00 FEET NORTHEASTERLY OF THE CENTERLINE OF THE EXISTING RAILS TO A POINT WHICH BEARS SOUTH 57°12'35" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 57°12'35" EAST A DISTANCE OF 28.46 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF THE ORIGINAL RAILROAD RIGHT OF WAY LYING IN TRACT 11, PLATE 11, TIDE AND SHORE LANDS OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M. DATED MAY 1, 1893, LYING EASTERLY OF A LINE THAT IS 33.00 FEET EASTERLY OF AND MEASURED PERPENDICULAR TO THE CENTERLINE OF THE EXISTING RAILS.

SAID PARCEL CONTAINING .38 ACRES

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Together with and subject to covenants, restrictions, easements, conditions, and reservations of record, if any.



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STATUTORY WARRANTY DEED - 5  
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