



201007230110

Skagit County Auditor

7/23/2010 Page 1 of 4 3:43PM

After recording, return to:

C. Thomas Moser
Attorney at Law
411 Main Street
Mount Vernon, Washington 98273

136892-SA
LAND TITLE OF SKAGIT COUNTY

Document Title: Quit Claim Deed

Reference number of documents assigned or released: 200910070081

Grantor: Anacortes 1, LLC, a Washington limited liability company

Grantee: Ortman Family, L.L.C., an Arizona limited liability company

Partial Legal Description: Ptn Abandoned RR ROW in Gov. Lot 5, 13-35-1

Full Legal Description: Exhibit A

Assessor's Parcel/Tax I.D. Number: 350113-0-012-0009/P31488

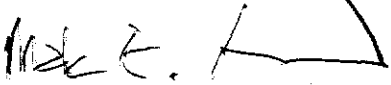
Parcel No.: 350113-0-012-0009/P31488
Legal Desc.: Ptn Abandoned RR ROW in Gov. Lot 5, 13-35-1

QUIT CLAIM DEED

THE GRANTOR, Anacortes 1, LLC, a Washington limited liability company, for and in consideration of NO MONETARY CONSIDERATION, to rescind the conveyance recorded October 7, 2009, under Auditor's File No. 200910070081, and to correct the name of the Grantor therein, conveys and quit claims to Ortman Family, L.L.C., an Arizona limited liability company, who was incorrectly shown as Family Ortman, LLC in said conveyance, **THE GRANTEE**, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:


As attached hereto as Exhibit "A"

DATED this 9 day of July, 2010


Mark E. Ortman, Managing Member
Anacortes 1, LLC

2216
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 23 2010

Amount Paid \$
Skagit Co. Treasurer
By  Deputy



201007230110
Skagit County Auditor

STATE OF ARIZONA

}}

}}

}} ss

County of

Maricopa

I hereby certify that I know or have satisfactory evidence that Mark E. Ortman is the person who personally 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 the Managing Member of Anacortes 1, LLC., to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

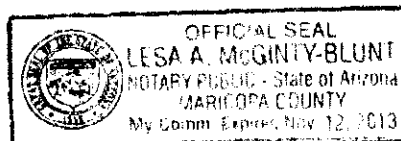
Dated this 9 day of July, 2010.

Les A. McGinty-Blunt

Notary Public in and for the State of Arizona/residing

at Maricopa County AZ

My appointment expires November 12, 2013



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EXHIBIT A

Legal Description

ACREAGE ACCOUNT, ACRES 0.64, PARCEL "B" OF SURVEY RECORDED AF#200502170148 AKA 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 40.00 FEET ALONG THE CENTERLINE OF "B" AVENUE, TO THE SOUTH LINE OF BLOCK 242 EXTENDED EASTERLY; THENCE NORTH 0 DEGREES 37' 11" EAST 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 985.37 FEET FROM THE ABOVE DESCRIBED "POINT OF 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 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 7,789.44 FEET FROM THE ABOVE DESCRIBED "POINT ON CURVE"; THENCE SOUTHERLY 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 41' 30" EAST ALONG SAID PARALLEL LINE, 98.64 FEET TO A POINT OF CURVATURE IN SAID PARALLEL LINE; THENCE ALONG 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 POINT OF BEGINNING.



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