



201007230111

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

Grantee: Anacortes 1, LLC, a Washington 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

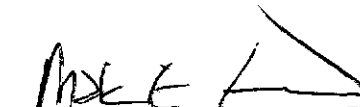
Parcel No.: 350113-0-012-0009/P31488
Legal Desc.: Ptn Abandoned RR ROW in Gov. Lot 5, 13-35-1

QUIT CLAIM DEED

THE GRANTOR, Ortman Family, L.L.C., an Arizona limited liability company, for and in consideration of NO MONETARY CONSIDERATION, mere change in identity, conveys and quit claims to Anacortes 1, LLC, a Washington limited liability company, **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:

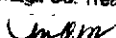
As attached hereto as Exhibit "A"

DATED this 9 day of July, 2010


Mark E. Ortman, Managing Member
Ortman Family, L.L.C.

2217
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 23 2010

Amount Paid \$ 8
Skagit Co. Treasurer
By  Deputy



201007230111

Skagit County Auditor

STATE OF ARIZONA

}
}
} ss
}

County of

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 Ortman Family, L.L.C., 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.

Lisa 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

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:

Beginning at the intersection of the centerline of "B" Avenue and Eleventh Street;
thence North $0^{\circ}37'11''$ East 40.00 feet along the centerline of "B" Avenue, to the South line of Block 242, extended Easterly;
thence North $0^{\circ}37'11''$ 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 $20^{\circ}49'23''$ West 985.37 feet from the above described "point on curve";
thence Westerly on a curve to the right, through a central angle of $3^{\circ}01'28''$ an arc distance of 52.01 feet;
thence South $72^{\circ}12'05''$ 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 $5^{\circ}04'10''$ 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 $9^{\circ}13'41''$ East 128.45 feet to the point on curve on the original Railroad right-of-way, said curve having a radius of 7,789.44 feet, the radius point of said curve being North $24^{\circ}48'57''$ West 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 $1^{\circ}48'44''$ an arc distance of 246.37 feet to the Northwesterly corner of Lot 10, Block 243, "CITY OF ANACORTES", as per plat 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 $0^{\circ}37'11''$ 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 $58^{\circ}41'30''$ East along said parallel line, 98.29 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 $8^{\circ}16'25''$ an arc distance of 133.63 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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