

**WHEN RECORDED RETURN TO:**

**R. Scott Hutchison  
Hutchison & Foster  
P.O. Box 69  
Lynnwood, Washington 98046-0069**



201111100100  
Skagit County Auditor

11/10/2011 Page 1 of 4 2:43PM

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Document Title: BARGAIN AND SALE DEED  
Grantor: Whidbey Island Bank, a Washington banking corporation  
Grantee: WIB PROPERTIES - FIDALGO, L.L.C., a Washington limited liability company  
Legal Description: PTN LOTS 1 & 2, SP #90-45 BEING A PTN. NE 1/4 SW 1/4, AND PTN GOV. LOT 3, ALL IN 5-34-2 E W.M.  
Assessor's Tax Parcel ID#: 340205-0-040-0005, 340205-0-040-0500

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## **BARGAIN AND SALE DEED**

THE GRANTOR, Whidbey Island Bank, a Washington corporation for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid, bargains, sells, and conveys to WIB PROPERTIES - FIDALGO, L.L.C., a Washington limited liability company, the following described real and personal property, situated in the County of Skagit, State of Washington, including any after acquired title:

### PARCEL A:

Lot 1 of Boundary Line Adjustment recorded August 29, 2005, under Auditor's File No. 200508290248 and Survey recorded under Auditor's File No. 200508290249, records of Skagit County, Washington, and described as follows:

Lot 1, Skagit County Short Plat No. 90-45, recorded January 24, 1991, in Volume 9 of Short Plats, page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 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.

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

### PARCEL B:

Lot 2, of Boundary Line Adjustment recorded August 29, 2005, under Auditor's File No. 200508290248 and Survey recorded under Auditor's File No. 200508290249, records of Skagit County, Washington, and described as follows:

Lot 2, Skagit County Short Plat No. 90-45, recorded January 24, 1991, in Volume 9 of Short Plats, Page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 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, in Volume 9 of Short Plats, page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 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.

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

PARCEL C:

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, in Volume 9 of Short Plats, page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 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, following said curve to the right through a central angle of 03°39'15", an arc distance of 12.76 feet to the end of said curve;  
thence South 01°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°00'00", an arc distance of 58.99 feet to the end of said curve;  
thence South 50°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 right through a central angle of 52°00'00", an arc distance of 258.66 feet to the end of said curve;  
thence South 01°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°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°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°49'00", an arc distance of 39.63 feet to the East line of said Lot 4;  
thence South 01°37'58" West along said East line, a distance of 35.36 feet to the point of beginning;

EXCEPT any portion thereof lying within Lots 1, 2 and 3 of Boundary Line Adjustment recorded August 29, 2005, under Auditor's File No. 200508290248 and Survey recorded under Auditor's File No. 200508290249, records of Skagit County, Washington.

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

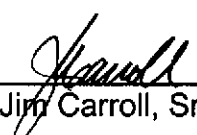
All furniture, fixtures, equipment and inventory located thereon.

Commonly known as 7645 State Route 20, Anacortes, Washington 98221

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, it will forever warrant and defend the said described real estate.

Dated this 10<sup>th</sup> day of November, 2011.

Whidbey Island Bank

  
By: Jim Carroll, Sr. Vice President



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

On this day personally appeared before me Jim Carroll, to me known to be the Senior Vice-President of Whidbey Island Bank the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were-authorized to execute said instrument.

IN WITNESS WHEREOF I have set my hand and official seal this 10<sup>th</sup> day of November, 2011.

Cynthia A Butterfield  
Notary Public in and for the  
State of Washington  
Residing at Eden  
My Commission Expires: 10/19/2013

