

After Recording, Return To:

City Attorney  
City of Anacortes  
P.O. Box 547  
Anacortes, WA 98221



201201050053  
Skagit County Auditor

1/5/2012 Page 1 of 5 12:24PM

**DOCUMENT:** STATUTORY WARRANTY DEED  
**GRANTOR:** PORT OF ANACORTES  
**GRANTEE:** CITY OF ANACORTES  
**ABBREVIATED LEGAL:** PTN OF TIDE AND SHORE LANDS OF  
 A. H. IN S18, T35N, R2E (SEE ATTACHED)  
**ASSESSOR'S TAX PARCEL NO.:** 3776-007-000-0001/P56797; 3776-010-000-  
 0005/P56814; 3776-023-000-0008/P56862;  
 350218-0-022-0001/P32282

**REFERENCE NUMBER OF RELATED DOCUMENT:** N/A

LAND TITLE OF SKAGIT COUNTY

141023-0AE

**STATUTORY WARRANTY DEED**

The Grantor, **Port of Anacortes**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, and subject to the reservations identified below, conveys and warrants to **City of Anacortes**, the real estate described in Exhibit "A" attached hereto, situated in the County of Skagit, State of Washington (the "Property").

The Grantor and Grantee agree, as additional consideration for this transaction, that the Property shall be governed by the following restrictions, covenants and reservations in the Property:

1. The Port is retaining the ownership of the property immediately west of the Depot Property along "R" Avenue (the "Port's Retained Depot Parcel"). In the context of the use of the Port's Retained Depot Parcel, in conjunction with other Port adjacent property which is used for marine industrial activities, the Port reserves any rights to reasonably operate these marine industrial activities. The City acknowledges that the operations currently functioning on the Port's Retained Depot Parcel and the Port adjacent property are within the limits of the current zoning.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201220  
JAN 05 2012

Amount Paid \$ 0  
Skagit Co. Treasurer  
By M6 Deputy

2. The Grantor reserves the right to construct and maintain (including the right to remove trees as may be necessary) a right of way connecting the east and west sides of 6<sup>th</sup> Street across and through the Property.
3. The Grantor reserves a storm water easement from the Ports Retained Depot Property eastward towards and including the wetlands on the Property.

It is understood and agreed that the delivery of this deed is hereby tendered, and that the terms and obligations hereunder shall be run with the land and binding upon the Grantee and Grantee's successor's in title to the Property.

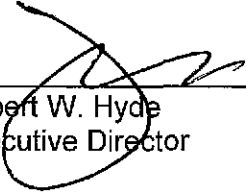
Dated this 23<sup>rd</sup> day of November, 2011.

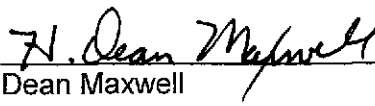
**GRANTOR:**

**GRANTEE:**

**PORT OF ANACORTES**

**CITY OF ANACORTES**

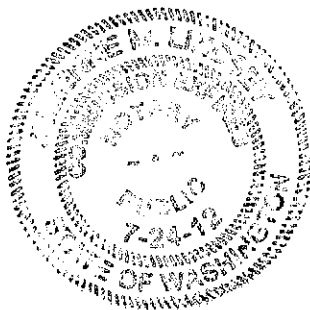
  
 \_\_\_\_\_  
 Robert W. Hyde  
 Executive Director

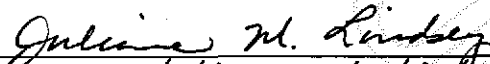
  
 \_\_\_\_\_  
 Dean Maxwell  
 Mayor

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

On this day personally appeared before me **Robert W. Hyde** known to be the Executive Director of the **Port of Anacortes** and on oath verified that he was authorized to execute this document on behalf of the municipal corporation for the uses and purposes therein mentioned.

Given under my hand and official seal this 23<sup>rd</sup> day of November, 2011.



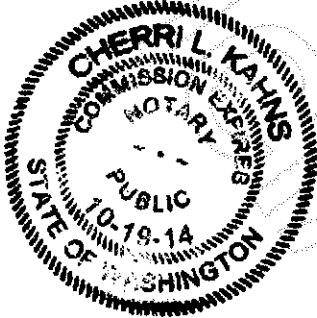
  
 \_\_\_\_\_  
 Print Name: Julienne M. Lindsey  
 NOTARY PUBLIC in and for the  
 State of Washington, residing at Anacortes, WA



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me **Dean Maxwell** known to be the Mayor of the **City of Anacortes** and on oath verified that he was authorized to execute this document on behalf of the municipal corporation for the uses and purposes therein mentioned.

Given under my hand and official seal this 28<sup>th</sup> day of November, 2011.



Cherril Kahns  
Print Name: Cherril L. Kahns  
NOTARY PUBLIC in and for the  
State of Washington, residing at Mount Vernon

PORT OF ANACORTES/PLANNING & PROJECTS/DEPOT PROPERTY TRANSFER/STATUTORY WARRANTY DEED DEPOT PROPERTY\_06-17-10



## DEPOT PROPERTY

### LEGAL DESCRIPTION FOR THE PORT OF ANACORTES

October 11, 2011

All those portions of Blocks 7 and 10, together with the vacated alleys and vacated 5th Street within said Blocks 7 and 10; of vacated 6th Street lying between R and S Avenues; of Blocks 23 and 26, together with the vacated alley and vacated 7th Street adjacent to and adjoining said Blocks 23 and 26, all as shown on "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT COUNTY, WASHINGTON", recorded in Volume 2 of Plats at page 33, records of Skagit County, Washington; of Tracts 22 and 31, Plate 9, Tide and Shore Lands of Anacortes Harbor in Section 18, Township 35 North, Range 2 East, W.M., according to the official map thereof in the office of the State Land Commissioner at Olympia, Washington, together with vacated 8th Street adjacent to and adjoining said Tracts 22 and 31, being more particularly described as follows:

Commencing at the Northwest corner of said Block 23 as said point is shown on that certain Record of Survey recorded in Book 7 of Surveys at page 164 under Auditor's File No.

9511140044, records of said County and State, said point being also the Northwest corner of that certain tract of land conveyed to the City of Anacortes by instrument dated January 27, 1981 and recorded February 27, 1981 under Auditor's File No. 8102270020, records of said County and State, as said tract is shown on that certain Record of Survey recorded under Auditor's File No. 8103090040, records of said County and State;

**thence** South 88° 07' 26" East along the North line of said City of Anacortes tract, 59.75 feet to its Northeast corner and the **TRUE POINT OF BEGINNING**;

**thence** continuing South 88° 07' 26" East along the South line of said vacated 6th Street and along the South line of that certain tract of land shown on said Record of Survey recorded under Auditor's File No. 9511140044, 40.15 feet;

**thence** South 0° 59' 20" West, 42.46 feet;

**thence** South 88° 49' 04" East, 41.74 feet;

**thence** North 54° 41' 55" East, 69.43 feet to the Southeast corner of said tract of land shown on Record of Survey recorded under Auditor's File No. 9511140044;

**thence** North 1° 55' 20" East along the East line of said tract of land, 74.20 feet to an angle point thereon;

**thence** North 51° 36' 49" West, continuing along the East line of said tract of land, 38.71 feet to an angle point thereon;

**thence** North 0° 32' 57" East, continuing along the East line of said tract of land, 50.49 feet to an angle point thereon;

**thence** North 16° 24' 08" West, continuing along the East line of said tract of land, 64.74 feet to an angle point thereon;

**thence** North 4° 25' 44" East, continuing along the East line of said tract of land, 39.59 feet to an angle point thereon;

**thence** North 53° 43' 16" East, continuing along the East line of said tract of land, 103.11 feet to an angle point thereon;

**thence** North 1° 20' 56" East, continuing along the East line of said tract of land, 16.31 feet;

**thence** North 30° 22' 14" East, 103.97 feet to a point on a curve to the left, the center of which bears South 74° 02' 15" West and is 949.66 feet distant;



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**thence** Northerly along said curve to the left through a central angle of  $8^{\circ} 19' 17''$ , an arc distance of 137.92 feet to the East line of said tract of land shown on Record of Survey recorded under Auditor's File No. 9511140044;

**thence** North  $1^{\circ} 20' 56''$  East along the East line of said tract of land, 43.40 feet to its Northeast corner and the North line of that certain tract of land conveyed to the Port of Anacortes by instrument dated June 3, 1991 and recorded June 18, 1991 under Auditor's File No. 9106180118, records of said County and State;

**thence** South  $88^{\circ} 06' 29''$  East along the North line of said Port of Anacortes tract, 74.45 feet to the Northeast corner thereof;

**thence** South  $1^{\circ} 52' 41''$  West along the East line of said Port of Anacortes tract, 674.95 feet to a point lying on a curve to the right, the center of which bears North  $68^{\circ} 01' 47''$  West and is 660.63 feet distant;

**thence** Southerly, continuing along said East line and along said curve to the right through a central angle of  $1^{\circ} 46' 38''$ , an arc distance of 20.49 feet to the end of said curve;

**thence** South  $23^{\circ} 44' 51''$  West, continuing along the East line of said Port of Anacortes tract, 350.55 feet to an angle point thereon;

**thence** South  $34^{\circ} 38' 31''$  West, continuing along the East line of said Port of Anacortes tract, 220.63 feet to the most Southerly corner thereof, said point lying on the East line of said City of Anacortes tract, said point lying on a curve to the left, the center of which bears North  $76^{\circ} 28' 46''$  West and is 804.02 feet distant;

**thence** Northerly along said East line and along a curve to the left through a central angle of  $11^{\circ} 32' 59''$ , an arc distance of 162.07 feet to the end of said curve;

**thence** North  $1^{\circ} 58' 15''$  East, continuing along said East line of said City of Anacortes tract, 452.71 feet to the **TRUE POINT OF BEGINNING**;

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



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