

After Recording Return To
Grant B. Anderson
Anderson Law and Escrow, PLLC
3700 Pacific Highway East, Suite 301
Fife, Washington 98424



201206140040
Skagit County Auditor

6/14/2012 Page

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LAND TITLE OF SKAGIT COUNTY
141540-0A

BARGAIN AND SALE DEED

THE GRANTOR(S), WIB PROPERTIES-FIDALGO, LLC, a Washington limited liability company for and in consideration of One Million Seven Hundred Thousand and 00/100 Dollars (\$1,700,000.00) and other good and valuable consideration in hand paid, bargains, sells and convey(s) to SRNN, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

Abbrev. Legal: Ptn Lots 1 & 2, SP #90-45, Being A Ptn of NE 1/4 of SW 1/4 & Ptn Gov. Lot 3, All In 5-34-2 E W.M. (Full legal is attached hereto as Exhibit "A" and by reference incorporated herein).

Tax Parcel No.: 340205-0-040-0005 (P19986) & 340205-0-040-0500 (P96104)

SUBJECT TO: Those permitted exceptions only as set forth on Exhibit "B" attached hereto and by reference incorporated herein.

DATED this 12th day of June, 2012.

Approved and Accepted:

WIB PROPERTIES-FIDALGO, LLC

SRNN, LLC

By: *James P. Carroll*
James P. Carroll, SVP of Whidbey Island
Bank, the sole Member

By: *S. D. Dhalwal*
Sukhdev Singh Dhalwal, Managing Member

S.D.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121718

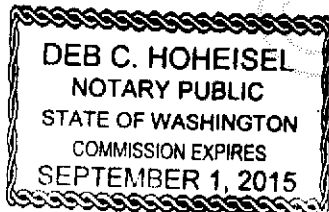
JUN 14 2012

Amount Paid \$ 30,265.00
Skagit Co. Treasurer
By *mm* Deputy

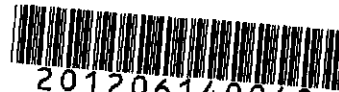
STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this 12 day of June, 2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James P. Carroll to me known to be the Senior Vice President of Whidbey Island Bank, the sole Member of WIB Properties-Fidalgo, LLC, a Washington limited liability company, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of such party, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal this 12 day of June, 2012.



Deb C. Hoheisel
NOTARY PUBLIC, in and for the State
of Washington, residing at: LAKE STEVENS WA
Print Name: DEB C Hoheisel
My Commission Expires: 9-1-15



**Exhibit A
Legal Description**

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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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.



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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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $87^{\circ}33'28''$ West along the South line thereof and along the South line of said Lot 1, a distance of 284.94 feet;
thence North $01^{\circ}37'58''$ 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 $52^{\circ}00'00''$, an arc distance of 204.20 feet to the end of said curve;
thence North $50^{\circ}22'02''$ 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 $52^{\circ}00'00''$, 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 $01^{\circ}37'58''$ 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 $08^{\circ}16'17''$, 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 $85^{\circ}49'37''$, an arc distance of 209.71 feet to a point on the West line of said Lot 3;
thence North $01^{\circ}37'58''$ 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 $01^{\circ}14'05''$ East and is 200.00 feet distant;
thence Southerly following said curve to the right through a central angle of $83^{\circ}27'17''$, 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 $05^{\circ}45'31''$, 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 $03^{\circ}39'15''$, an arc distance of 12.76 feet to the end of said curve;
thence South $01^{\circ}37'58''$ 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 $52^{\circ}00'00''$, an arc distance of 58.99 feet to the end of said curve;



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PARCEL "C" (Continued):

thence South $50^{\circ}22'02''$ 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 the right through a central angle of $52^{\circ}00'00''$, an arc distance of 258.66 feet to the end of said curve;
thence South $01^{\circ}37'58''$ 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 $89^{\circ}11'26''$, 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 $87^{\circ}33'28''$ 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 $90^{\circ}49'00''$, an arc distance of 39.63 feet to the East line of said Lot 4;
thence South $01^{\circ}37'58''$ 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.



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Exhibit 'B'
Permitted Exceptions

1. General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2012, if unpaid, second half delinquent November 1, 2012, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owing</u>
340205-0-040-0005	2012	\$34,352.32	\$17,176.21	\$17,176.11
Property I.D. No.: P19986 (Affects Parcel A)				
340205-0- 040-0500	2012	\$2663.85	\$1331.96	\$1331.89
Property I.D. No.: P96104 (Affects Parcel B)				

2. Municipal assessments and impact fees, if any, levied by the City of Anacortes.
3. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.
4. RELINQUISHMENT OF RIGHT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR, UNDER THE TERMS OF DEED TO THE STATE OF WASHINGTON:

Recorded: September 19, 1956
Auditor's No.: 541730

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Cascade Natural Gas Corporation
Purpose:	Gas Pipeline
Area Affected:	Not disclosed on the record
Recorded:	May 3, 1957
Auditor's No.:	550863



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6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: One guy stub and one guy with a span guy overhang
Area Affected: Not disclosed on the record; being described as "as surveyed, staked and agreed upon by both parties."
Dated: September 10, 1957
Recorded: September 11, 1957
Auditor's No.: 555954

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Purpose: Right to lay and maintain water line, together with ingress and egress therefrom
Area Affected: A portion of the East boundary of property herein described
Dated: May 5, 1966
Recorded: May 27, 1966
Auditor's No.: 683418

8. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Water pipeline and appurtenances
In Favor Of: The City of Oak Harbor
Recorded: February 22, 1972
Auditor's No.: 764355
Affects: A strip of land primarily 25 feet wide running along the Easterly side of the subject property

9. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Drainage, road and utilities
In Favor Of: Owners of record of Tracts 1 and 2 of Short Plat No. 34-77
Recorded: August 31, 1978
Auditor's No.: 886636
Affects: As delineated on the face of Short Plat No. 90-45



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10. Notes as shown on the face of Short Plat No. 90-45, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Commercial;
4. Sewage Disposal - Individual septic system;
5. Water - City of Anacortes;

11. Easements shown on face of Short Plat No. 90-45:

For: Ingress, egress and drainage
Affects: As shown on map

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington
Purpose: One or more electric transmission and/or distribution lines
Area Affected: Right of Way No. 1: For overhead facility purposes as described in Paragraph 1-A below: That certain 20 foot wide drainage and utility easement as delineated on the face of the above described Short Plat. Right of Way No. 2: For underground facility purposes as described in Paragraph 1-b below; A right of way 5 feet in width, having 2 1/2 feet of such width on each side of a centerline described as follows: Beginning at the Northwest corner of the above described Lot 1; thence South 00°13'00" West along the West line of said lot, 282 feet to the point of beginning; thence South 88°57'00" East, 200 feet; thence approximately North 61° East, 55 feet to the East line of said lot and the terminus of this description, said terminus also being an existing Puget Power Utility pole.
Dated: December 8, 1994
Recorded: December 22, 1994
Auditor's No.: 9412220063

13. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat
Purpose: Ingress, egress and utilities
Area Affected: Easterly 30 feet of Lot 2



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14. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat
Purpose: Road and utilities
Area Affected: Westerly 50 feet of Lot 2

15. MATTERS DISCLOSED BY RECORD OF SURVEY:

FILED: January 24, 1991
VOL./PG.: 9/308
AUDITOR'S NO.: 9101240033

16. MATTERS DISCLOSED BY RECORD OF SURVEY:

FILED: February 23, 1999
VOL./PG.: 21/149
AUDITOR'S NO.: 9902230014

17. SIGN LICENSE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Floyd and Mary Willette, husband and wife
And: City of Anacortes, a Washington municipal corporation
Term: 20 years from the date of mutual execution
Dated: December 30, 1996
Recorded: December 31, 1996
Auditor's No.: 9612310033
Providing: City hereby grants to Licensee a revocable license over, under and across the City Property to allow Licensee, all at Licensee's expense, to operate, maintain, and replace the existing advertising sign on the City Property.

Area Affected:

A portion of Lot 4, Skagit County Short Plat No. 90-45, recorded January 24, 1991, under Auditor's File No. 9101240033, records of Skagit County, Washington, according to the plat thereof recorded in Volume 9 of Short Plats, page 308, being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and Government Lot 3, Section 5, Township 34 North, Range 2 East, W.M., described as follows: Beginning at the Southeast corner of said Lot 4; thence N $00^{\circ}13'00''$ E along the easternmost property line a distance of 150.00 feet to an angle point, and the true point of beginning; thence N $88^{\circ}57'00''$ W a distance of 32.00 feet; thence S $00^{\circ}13'00''$ W a distance of 25.00 feet; thence S $88^{\circ}57'00''$ E a distance of 32.00 feet; thence N $00^{\circ}13'00''$ E a distance of 25.00 feet, to the true point of beginning. Situated in Skagit County, Washington.

18. Terms and conditions of Special Use Permit SPU PL02-0624 and Shoreline Substantial Development Permit SMMP PL02-0622, as disclosed by instrument recorded June 24, 2003, under Auditor's File No. 200306240101.



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19. Reservation as included in various instruments of record as follows:

The above described property will be combined or aggregated with contiguous property owned by each of the parties hereto. This boundary adjustment is not for the purposes of creating any additional building lots.

20. Matters disclosed and/or delineated on the face of that Survey recorded August 29, 2005, under Skagit County Auditor's File No. 200508290249.

21. UTILITY EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between:	Fidalgo Country Inn, LLC, a Washington limited liability company, as to an undivided 49.58% interest, and Commodore Motor Hotel, Inc., a Washington corporation, as to an undivided 50.42% interest
And:	City of Anacortes, a Washington municipal corporation
Dated:	July 29, 2005
Recorded:	August 30, 2005
Auditor's No.:	200508300145
Regarding:	Utility Easement



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