

RECORDED AT THE REQUEST OF AND AFTER RECORDING RETURN TO:

Aaron M. Laing  
Schwabe, Williamson & Wyatt, PC  
1420 Fifth Avenue, Suite 3400  
Seattle, WA 98101



201209250102  
Skagit County Auditor

9/25/2012 Page 1 of 3 3:41PM

LAND TITLE OF SKAGIT COUNTY

143774-02 **RIGHT-OF-WAY QUIT CLAIM DEED**  
**(IN LIEU OF CONDEMNATION)**

**Grantor:** Shadow Creek Investments, LLC, a Washington limited liability company

**Grantee:** City of Anacortes, a Washington state municipal corporation

**Legal Description:** That portion of the NW quarter of the SE quarter of the SE quarter of Section 27, Township 35 N, Range 01 E, W.M.

**Tax Parcel Number:** P123272, records of Skagit County, Washington

THE GRANTOR, Shadow Creek Investments, LLC, a Washington limited liability company, in lieu of condemnation, conveys and quitclaims to the GRANTEE City of Anacortes, a Washington state municipal corporation, all rights, claims and title to the following real property described below and depicted as "PARCEL C" in Exhibit A hereto:

A 50 FOOT WIDE STRIP OF LAND 25' ON EACH SIDE OF A BELOW DESCRIBED CENTERLINE OVER THAT PORTION OF LOT 3 OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AF#200707170052, BEING A PORTION OF TRACTS 69, 70 AND 71 OF ANACO BEACH AND SE 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE MOST SOUTHERLY LINE OF SAID LOT 3 AND THE EASTERLY MARGIN OF MARINE DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 180.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 89°07'44" WEST;

THENCE NORTHERLY AND NORTHWESTERLY 152.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'17" TO THE POINT OF BEGINNING OF SAID CENTERLINE;

Right-of-Way Quit Claim Deed  
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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 3020

SEP 25 2012

Amount Paid \$0  
Skagit Co. Treasurer  
By *mm* Deputy

THENCE NORTH 43°48'21" EAST 29.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET;

THENCE NORTHEASTERLY 21.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'56";

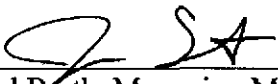
THENCE NORTH 64°45'17" EAST 41.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET;

THENCE 63.76 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°31'58" TO THE NORTHEASTERLY BOUNDARY OF SAID LOT 3, EXTENDING AND TRUNCATING AS NECESSARY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

(CONTAINING AN AREA OF 7,955 SQUARE FEET, MORE OR LESS.)

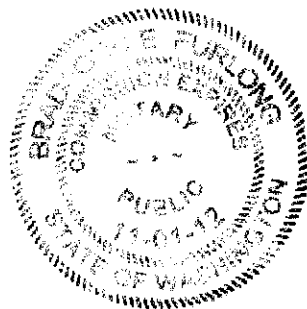
**GRANTOR SHADOW CREEK INVESTMENTS, LLC**


By   
Jerod Barth, Managing Member  
Dated this 14 day of September 2012

STATE OF WASHINGTON                    )  
  ) ss.  
COUNTY OF SKAGIT                    )

I certify that I know or have satisfactory evidence that Jerod Barth is the person who 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 Shadow Creek Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-14-12



  
Brantford C. Furlong  
(print or type name)  
NOTARY PUBLIC in and for the  
State of Washington, residing at:  
Mount Vernon  
My Commission expires: 11-1-12



# EXHIBIT A DEPICTION

