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Law Offices of Skinner & Saar, P.S.
791 SE Barrington Drive
Oak Harbor, Washington 98277



201302200025
Skagit County Auditor

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GRANT OF EASEMENTS

Grantor:	(1) Ortman Family L.L.C., an Arizona Limited Liability Company (2) Anacortes 1, LLC, a Washington Limited Liability Company (3) Anacortes 2, LLC, a Washington Limited Liability Company (4) Anacortes 3, LLC, a Washington Limited Liability Company
Grantee:	(1) Ortman Family L.L.C., an Arizona Limited Liability Company (2) Anacortes 1, LLC, a Washington Limited Liability Company (3) Anacortes 2, LLC, a Washington Limited Liability Company (4) Anacortes 3, LLC, a Washington Limited Liability Company
Abbreviated Legal Descriptions:	(1) Lot 7-10 BLK 243, CITY OF ANACORTES (2) Ptn abandoned RR ROW in S24 T35N R1E and GL5 of S13 T35N R1E (3) Ptn Lot 3 and Lots 5-8 BLK 243, CITY OF ANACORTES (4) Lots 1 and 2 and Ptn Lot 3 Blk 243, CITY OF ANACORTES
Assessor's Tax Parcel No:	(1) P56382 / 3772-243-010-0004 (2) P31488 / 350113-0-012-0009 (3) P56381 / 3772-243-006-0000 (4) P56380 / 3772-243-003-0003

THIS GRANT of EASEMENTS is made by Ortman Family L.L.C., an Arizona Limited Liability Company; Anacortes 2, LLC, a Washington Limited Liability Company; and Anacortes 3, LLC, a Washington Limited Liability Company.

RECITALS

1. Ortman Family L.L.C., an Arizona Limited Liability Company, hereafter referred to as "Ortman," is the owner of the real property located in Anacortes, Skagit County, Washington, legally described as:

Lots 7 through 10, Block 243, MAP OF THE CITY OF ANACORTES, according to the Plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Together with that portion of vacated 11th Street which would attach by operation of law in accordance with City of Anacortes Ordinance No. 2824.

This property is hereafter referred to as the "Ortman Property."

This property is also designated as Parcel A on the drawing attached hereto as Exhibit A.

2. Anacortes 1, LLC, a Washington Limited Liability Company, hereafter referred to as "Anacortes 1," is the owner of real property located in Anacortes, Skagit County, Washington, legally described as follows:

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 of the Willamette Meridian, 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:

Commencing at the intersection of the centerline of "B" Avenue and Eleventh Street; thence North $0^{\circ}37'11''$ East along the centerline of "B" Avenue a distance of 40.00 feet to the South line of Block 242 extended Easterly; thence North $0^{\circ}37'11''$ East a distance of 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 a distance of 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 a distance of 128.45 feet to the point on curve on the original Railroad right-of-way line, said curve having a radius of 7,789.44 feet, the radius point of said curve being North $24^{\circ}48'57''$ West a distance of 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, according to plat thereof 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 $58^{\circ}51'30''$ East, along said parallel line 98.64 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.



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Together with that portion of vacated 11th Street which would attach by operation of law in accordance with City of Anacortes Ordinance No. 2824.

This property is hereafter referred to as the "Anacortes 1 Property."

This property is also designated as Parcel B on the drawing attached hereto as Exhibit A.

3. Anacortes 2, LLC, a Washington Limited Liability Company, hereafter referred to as "Anacortes 2," is the owner of real property located in Anacortes, Skagit County, Washington, legally described as follows:

The West half of Lot 3 and all of Lots 4, 5 and 6, Block 243, City of Anacortes, according to the Plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Together with that portion of vacated 11th Street which would attach by operation of law in accordance with City of Anacortes Ordinance No. 2824.

This property is hereafter referred to as the "Anacortes 2 Property."

This property is also designated as Parcel C on the drawing attached hereto as Exhibit A.

4. Anacortes 3, LLC, a Washington Limited Liability Company, hereafter referred to as "Anacortes 3," is the owner of real property located in Anacortes, Skagit County, Washington, legally described as follows:

Lots 1 and 2 and the East half of Lot 3, Block 243, City of Anacortes, according to the Plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

This property is hereafter referred to as the "Anacortes 3 Property."

This property is also designated as Parcel D on the drawing attached hereto as Exhibit A.

5. Ortman, Anacortes 1, Anacortes 2 and Anacortes 3 desire to grant certain easements over, under and across the Ortman, Anacortes 1, Anacortes 2 and Anacortes 3 Properties for the benefit of the Ortman, Anacortes 1, Anacortes 2 and Anacortes 3 Properties.

EASEMENTS

Ortman, Anacortes 1, Anacortes 2 and Anacortes 3 hereby create and grants a Utility Easement, an Access Easement, and an Access and Utility Easement over, under and upon portions of the Ortman, Anacortes 1, Anacortes 2 and Anacortes 3 Properties as follows:

1. The Utility Easement is located on a portion of the Anacortes 3 Property and is legally described on Exhibit B attached hereto.
2. The Access Easement is located on portions of the Anacortes 2 and Anacortes 3 Properties and legally described on Exhibit B attached hereto.
3. The Access and Utility Easement is located on portions of the Ortman, Anacortes 1 and Anacortes 2 Properties and is legally described on Exhibit B attached hereto.
4. The Utility Easement, Access Easement and Access and Utility Easement are collectively illustrated by the hatched areas shown on Exhibit C attached hereto.



5. The purpose of Utility Easement is for installation and maintenance of underground utilities including, without limitation, water, electricity, telephone and cable television for the benefit of the Ortman and Anacortes 1 Properties.
6. The purpose of the Access Easement is for construction and maintenance of a driveway for vehicular and pedestrian ingress and egress to and from the Ortman and Anacortes 1 Properties.
7. The purpose of the Access and Utility Easement is for the construction and maintenance of a driveway for vehicular and pedestrian ingress and egress to and from the Ortman and Anacortes 1 Properties as well as the installation of underground utilities including, without limitation, water, electricity, and telephone and cable television for the benefit of the Ortman and Anacortes 1 Properties.
8. This Grant of Easement shall run with the land and shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the owners of the Ortman, Anacortes 1, Anacortes 2 and Anacortes 3 Properties.

ORTMAN FAMILY L.L.C.

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

BY: *Mark E. Ortman*
MARK E. ORTMAN, Managing Member

FEB 20 2013

2/15/13
Date

Amount Paid \$
Skagit Co. Treasurer
By *MF* Deputy

ANACORTES 1, LLC

BY: *Mark E. Ortman*
MARK E. ORTMAN, Managing Member

2/15/13
Date

ANACORTES 2, LLC

BY: *Mark E. Ortman*
MARK E. ORTMAN, Managing Member

2/15/13
Date

ANACORTES 3, LLC

BY: *Mark E. Ortman*
MARK E. ORTMAN, Managing Member

2/15/13
Date

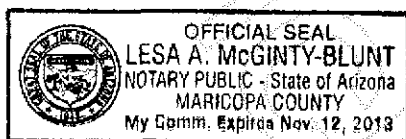


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STATE OF Arizona)
(ss.
COUNTY OF Maricopa

I certify that I know or have satisfactory evidence that MARK E. ORTMAN 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 Managing Member of the Ortman Family L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 15 day of February, 2013.

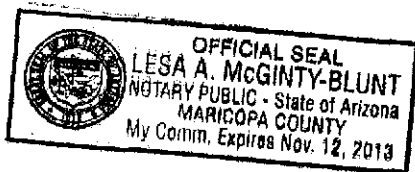


Lesa A. McGinty-Blunt
(Signature)
Lesa A. McGinty-Blunt
(Print Name)
NOTARY PUBLIC
My appointment expires: November 12, 2013

STATE OF Arizona)
(ss.
COUNTY OF Maricopa

I certify that I know or have satisfactory evidence that MARK E. ORTMAN 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 Managing Member of the Anacortes 1, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 15 day of February, 2013.



Lesa A. McGinty-Blunt
(Signature)
Lesa A. McGinty-Blunt
(Print Name)
NOTARY PUBLIC
My appointment expires: November 12, 2013

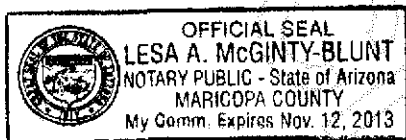


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STATE OF Arizona)
(ss.
COUNTY OF Maricopa)

I certify that I know or have satisfactory evidence that MARK E. ORTMAN 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 Managing Member of the Anacortes 2, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 15 day of February, 2013.

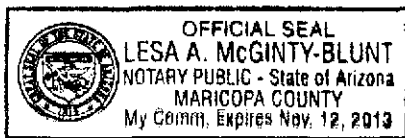


Lesa A. McGinty-Blunt
(Signature)
Lesa A. McGinty-Blunt
(Print Name)
NOTARY PUBLIC
My appointment expires: November 12, 2013

STATE OF Arizona)
(ss.
COUNTY OF Maricopa)

I certify that I know or have satisfactory evidence that MARK E. ORTMAN 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 Managing Member of the Anacortes 3, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 15 day of February, 2013.



Lesa A. McGinty-Blunt
(Signature)
Lesa A. McGinty-Blunt
(Print Name)
NOTARY PUBLIC
My appointment expires: November 12, 2013

