

When recorded return to

Michael A. Winslow
Attorney at Law
1204 Cleveland Ave.
Mount Vernon, Washington 98273



201401020109

Skagit County Auditor

\$83.00

1/2/2014 Page

1 of 12 4:06PM

QUIT CLAIM DEED

Boundary Line Adjustment Form

GRANTOR:

Ortman Family, LLC, an Arizona limited liability company;
Anacortes 1, LLC, a Washington limited liability company;
Anacortes 2, LLC, an Arizona limited liability company; and
Anacortes 3, LLC, an Arizona limited liability company.

GRANTEES:

Ortman Family, LLC, an Arizona limited liability company;
Anacortes 1, LLC, a Washington limited liability company;
Anacortes 2, LLC, an Arizona limited liability company; and
Anacortes 3, LLC, an Arizona limited liability company.

LEGAL DESCRIPTION (abbreviated):

Portions of Lots 1-10, Blk. 243, Map of the City of Anacortes, per plat recorded in volume 2, pages 4-7, records of Skagit County; Portion of vacated 11th Street, Map of the City of Anacortes, per plat recorded in Volume 2, pages 4-7, records of Skagit County; and Portions of Section 24 and Government Lot 5 of Section 13, T 35 N, R 1, EWM, all situate in the County of Skagit, State of Washington.

Full legal description attached as Exhibits A and B.

ASSESSOR'S PROPERTY TAX

PARCEL OR ACCOUNT NO.

P56382, P31488, P56381, P56380

REFERENCE #s OF DOCU-

MENTS ASSIGNED/RELEASED:

None.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201411
JAN 02 2014

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

Quit Claim Deed

Boundary Line Adjustment

-1-

\\SERVER\Time Matters Files\Kreider Const.-Ortman BLA Deed\131120154228PLE.wpd

RECITALS

- A. Ortman Family, LLC, an Arizona limited liability company, is the owner of Parcel A, as described herein, which is Tax Parcel P56382.
- B. Anacortes 1, LLC, a Washington limited liability company, is the owner of Parcel B, as described herein, which is Tax Parcel P31488.
- C. Anacortes 2, LLC, an Arizona limited liability company, is the owner of Parcel C, as described herein, which is Tax Parcel P56381.
- D. Anacortes 3, LLC, an Arizona limited liability company, is the owner of Parcel D, as described herein, which is Tax Parcel P56380.
- E. The various entities named herein desire to adjust the boundaries of their adjoining properties.
- F. The description of the parcels referenced as Parcels A-D are intended to be changed to correspond with the descriptions in Exhibit B attached hereto and shall become the legal descriptions of the property for each of the parties hereunder.

CONVEYANCE:

The Grantors, Anacortes 1, LLC; Anacortes 2, LLC; and Anacortes 3, LLC, for the purposes of establishing a Boundary Line Adjustment, hereby convey and quit claim, together with all after acquired title of Grantors, the property described as Parcel A in Exhibit B attached hereto, to Grantee, Ortman Family, LLC.

The Grantors, Ortman Family LLC; Anacortes 2, LLC; and Anacortes 3, LLC, for the purposes of establishing a Boundary Line Adjustment, hereby convey and quit claim, together with all after acquired title of Grantors, the property described as Parcel B in Exhibit B attached hereto, to Grantee, Anacortes 1, LLC.

The Grantors, Ortman Family LLC; Anacortes 1, LLC; and Anacortes 3, LLC, for the purposes of establishing a Boundary Line Adjustment, hereby convey and quit claim, together with all after acquired title of Grantors, the property described as Parcel C in Exhibit B attached hereto, to Grantee, Anacortes 2, LLC.

The Grantors, Ortman Family LLC; Anacortes 1, LLC; and Anacortes 2, LLC, for the purposes of establishing a Boundary Line Adjustment, hereby convey and quit claim, together with all after acquired title of Grantors, the property described as Parcel D in Exhibit B attached hereto, to Grantee, Anacortes 3, LLC.

The four parcels which are the object of this Boundary Line Adjustment Deed, before the Boundary Line Adjustment was performed, are described in Exhibit A, which is attached hereto. The four parcels are described after the Boundary Line Adjustment is completed in Exhibit B, which is attached hereto, and also in the Boundary Line Adjustment Survey for Ortman Family, LLC, which is recorded under Auditor's File No. 201307020094, in the records of the Skagit County Auditor. This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

Quit Claim Deed

Boundary Line Adjustment

-2-

\\SERVER\Time Matters Files\Kreider Const.-Ortman BLA Deed\131120154228P



201401020109

Skagit County Auditor

\$83.00

1/2/2014 Page

2 of

12 4:06PM

DATED: 12-3, 2013

Ortman Family, LLC

Mark E. Ortman
By: Mark E. Ortman, Manager

Anacortes 2, LLC

Mark E. Ortman
By: Mark E. Ortman, Trustee;
Ortman Family Trust, Member

Anacortes 1, LLC

Mark E. Ortman
By: Mark E. Ortman, Trustee;
Ortman Family Trust, Member

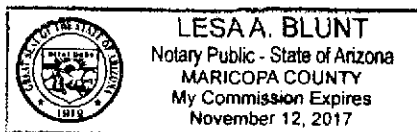
Anacortes 3, LLC

Mark E. Ortman
By: Mark E. Ortman, Trustee;
Ortman Family Trust, Member

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 the Manager of Ortman Family, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 3, 2013.



Lesaa Blunt
Notary Public
My commission expires: November 12, 2017

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 the Trustee of the Ortman Family Trust, which is the sole Member of Anacortes 1, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Quit Claim Deed

Boundary Line Adjustment

-3-

\\SERVER\Time Matters Files\Kreider Const.-Ortman BLA Deed\131120154228P



Skagit County Auditor

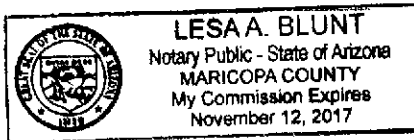
\$83.00

1/2/2014 Page

3 of

12 4:06PM

DATED: December 3, 2013.

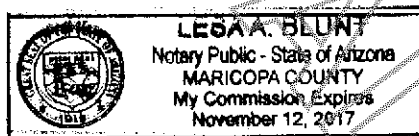


Jessal Blunt
Notary Public
My commission expires: November 12, 2017

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 the Trustee of the Ortman Family Trust, which is the sole Member of Anaortes 2, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 3, 2013.

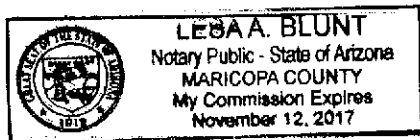


Jessal Blunt
Notary Public
My commission expires: November 12, 2017

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 the Trustee of the Ortman Family Trust, which is the sole Member of Anacortes 3, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 3, 2013.



Jessal Blunt, Notary Public
My commission expires: November 2, 2017

NOTE: This document was prepared from information supplied by Herrigstad Engineering and Surveying, and no title examination was requested in connection with the preparation of this document, nor was any made. Preparer expresses no opinion as to title on this property.

Quit Claim Deed

Boundary Line Adjustment

-4-

\\SERVER\Time Matters Files\Kreider Const.-Ortman BLA Deed\13112015422

**Skagit County Auditor**

\$83.00

1/2/2014 Page

4 of

12 4:06PM

EXHIBIT "A"

LEGAL DESCRIPTION PRIOR TO ADJUSTMENT

PARCEL A:

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.

PARCEL B:

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°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°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°16'25" an arc distance of 133.63 feet to the true point of beginning.

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

PARCEL C:

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.
Skagit, State of Washington.

PARCEL D:

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.

All of the above parcels situated in the City of Anacortes, County of Skagit, State of Washington.



201401020109

Skagit County Auditor

\$83.00

1/2/2014 Page

6 of 12 4:06PM

EXHIBIT "B"

LEGAL DESCRIPTION AFTER ADJUSTMENT

PARCEL A:

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 Lots 1 through 6 of said Block 243 described as follows:

BEGINNING IN THE Southeast corner of Lot 1 of said Block 243 thence North $0^{\circ}33'28''$ East along the East boundary of Lot 1 30.00 feet; thence South $45^{\circ}32'58''$ West 14.14 feet; thence North $89^{\circ}25'33''$ West parallel with the South boundary of said Block 243, 154.87 feet; thence North $0^{\circ}32'42''$ East, 55.82 feet; thence North $23^{\circ}51'19''$ West, 36.29 feet to the East boundary of said Lot 7 projected North into the vacated 11th Street right-of-way; thence South $0^{\circ}32'36''$ West along the West boundary of said Lot 7, 108.85 feet to the South boundary of said Block 243; thence South $89^{\circ}25'33''$ East, 179.84 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH 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 $0^{\circ}33'28''$ East along the centerline of "B" Avenue a distance of 40.00 feet to the South line of Block 242 extended Easterly; thence North $0^{\circ}33'28''$ 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 $72^{\circ}08'22''$ 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 215.52 feet, said point being 30



201401020109

Skagit County Auditor

\$83.00

1/2/2014 Page

7 of 12 4:06PM

feet Southerly (as measured radially) from the centerline of the railroad; thence South 58°47'46" West a distance of 31.17 feet to the POINT OF BEGINNING;

Thence South 23°51'19" East, 69.39 feet; thence North 66°08'41" East, 8.00 feet; thence South 23°51'19" East, 44.69 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 23°57'58" 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 0°53'54", an arc distance of 122.14 feet to the Northwesterly corner of Lot 10 of said Block 243, and the Easterly margin of "A" Avenue, according to said plat; thence North 0°34'54" 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°47'46" East, along said parallel line, 67.08 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH that portion of vacated 11th Street which would attach by operation of law in accordance with City of Anacortes Ordinance No. 2824 described as follows:

COMMENCING IN THE Northwesterly corner of Lot 10, of said Block 243 also a 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 23°04'04" West and a distance of 7,789.44 feet from the above described "point on curve"; thence Northeasterly along said curve to the left having a radius of 7,789.44 feet, through a central angle of 0°24'44", an arc distance of 56.04 feet to THE POINT OF BEGINNING; thence continuing on said curve through a central angle of 0°29'10" an arc distance of 66.10 feet; thence South 23°51'19" East, 29.87 feet; thence North 89°25'33" West, 72.60 feet to the POINT OF BEGINNING.

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

PARCEL B:

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°33'28" 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°33'28" 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°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°01'28", an arc distance of 52.01 feet; thence South 72°08'22" 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°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 POINT OF BEGINNING;

Thence South 9°17'24" 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°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 0°54'42", an arc distance of 123.93 feet; thence North 23°51'19" West, 44.69 feet; thence South 66°08'41" West, 8.00 feet; thence North 23°51'19" West, 69.39 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°47'46" East, along said parallel line, 31.17 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°16'25" an arc distance of 133.63 feet to the POINT OF BEGINNING.

Together with that portion of Vacated 11th Street which would attach by operation of law in accordance with City of Anacortes Ordinance No. 2824 described as follows:

BEGINNING in the Southwest corner of Block 242, City of Anacortes, according to the Plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, thence Southwest along 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°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 0°54'42", an arc distance of 123.93 feet; thence South 23°51'19" East, 29.87 feet; thence South 89°25'33" East, 14.12 feet; thence North 65°35'30" East, 94.71 feet; thence North 0°34'27" West, 39.56 feet to the POINT OF BEGINNING.

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

PARCEL C:

Those portions of Lots 4, 5 and 6, of 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:



Described as follows:

COMMENCING IN THE Northeast corner of said Block 243 thence West along the north boundary of Block 243, 74.96 feet to the POINT OF BEGINNING; thence West along said North boundary of Block 243 a distance of 19.44 feet; thence South $0^{\circ}33'28''$ West, 80.00 feet; thence North $89^{\circ}25'33''$ West, 70.49 feet; thence North $0^{\circ}32'42''$ East, 55.82 feet; thence North $23^{\circ}51'19''$ West, 26.56 feet; thence South $89^{\circ}25'33''$ East along the North boundary of said Block 243, 14.12 feet; thence North $65^{\circ}35'30''$ East, 94.71 feet; thence South $89^{\circ}25'33''$ East, 0.95 feet; thence South $0^{\circ}34'27''$ West, 40.00 feet to the POINT OF BEGINNING.

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

PARCEL D:

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

BEGINNING IN THE Northeast corner of said Block 243 thence West along the North boundary of Block 243, 94.37 feet; thence South $0^{\circ}33'28''$ West, 80.00 feet; thence South $89^{\circ}25'33''$ East, 84.38 feet; thence North $45^{\circ}32'58''$ East, 14.14 feet to the East Boundary of said Block 243; thence North $0^{\circ}33'28''$ East along said East Boundary, 70.00 feet to THE POINT OF BEGINNING.

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



201401020109

Skagit County Auditor

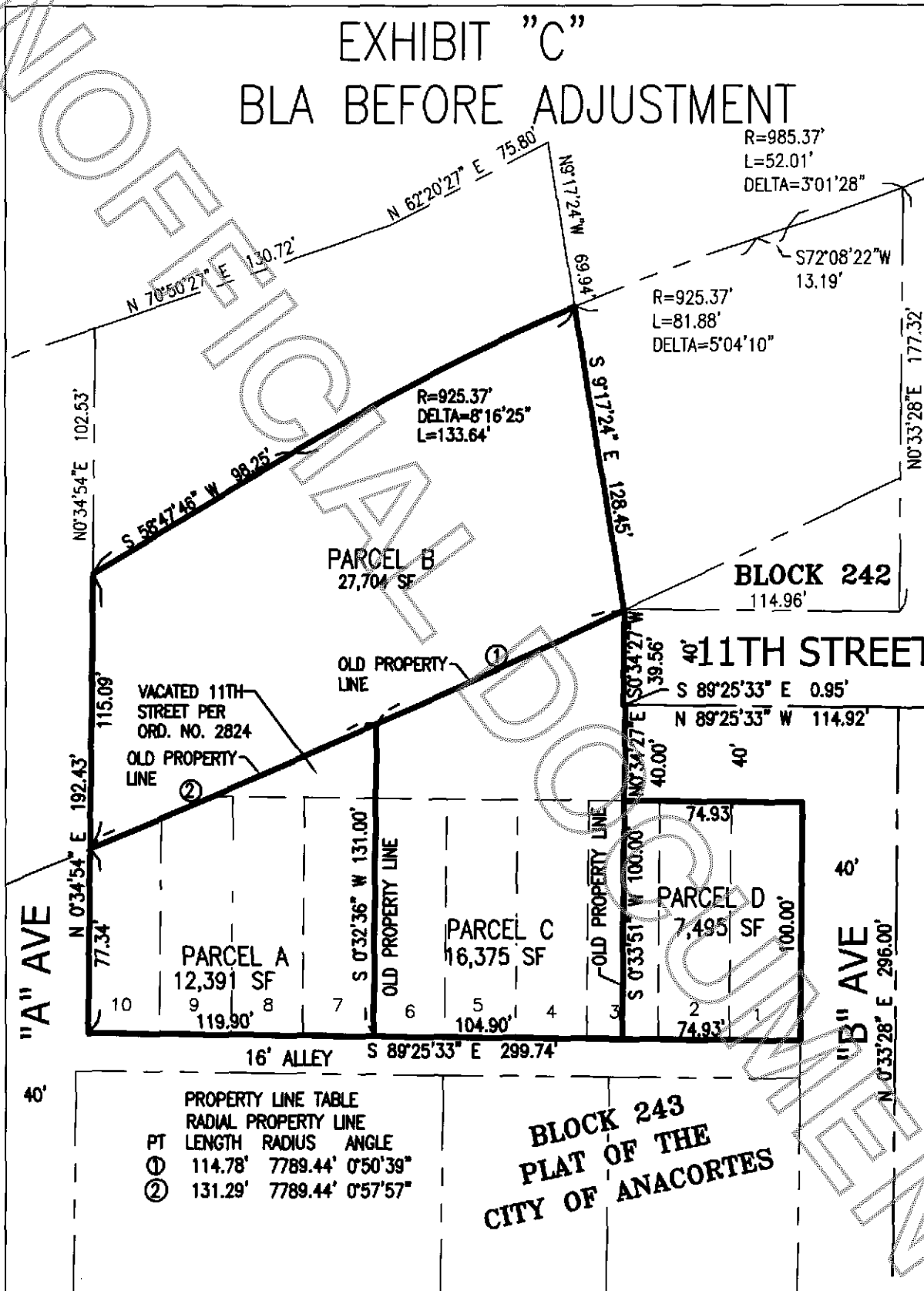
\$83.00

1/2/2014 Page

10 of 12 4:06PM

EXHIBIT "C"

BLA BEFORE ADJUSTMENT



201401020109

Skagit County Auditor

\$83.00

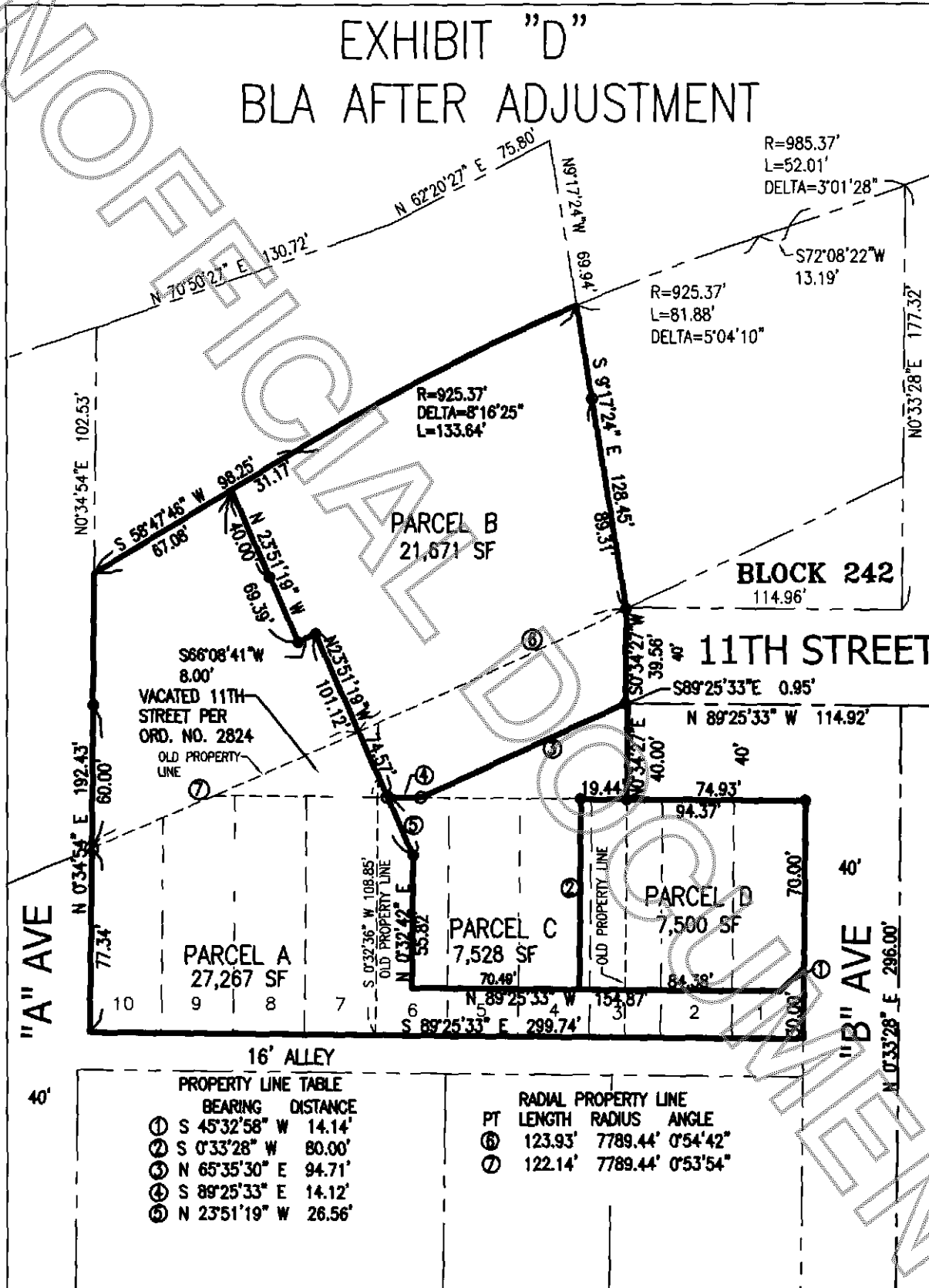
1/2/2014 Page

11 of

12 4:06PM

EXHIBIT "D"

BLA AFTER ADJUSTMENT



201401020109

Skagit County Auditor

\$83.00

1/2/2014 Page

12 of

12 4:06PM