

RECORDED AT THE REQUEST OF:
AND AFTER RECORDING RETURN TO:



201602120087

Skagit County Auditor

\$81.00

2/12/2016 Page

1 of

9 2:36PM

City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, Washington 98273-0809
Attn: City Attorney

DEED OF TEMPORARY CONSTRUCTION EASEMENT

Grantor: COMMERCIAL COLD STORAGE INC.
A Washington Corporation

Grantee: CITY OF MOUNT VERNON
A Washington Municipal Corporation

Abbreviated Legal Description: A portion of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 (Government Lot 6) of Section 19, and the Northwest 1/4 of the Northeast 1/4 of Section 30, all in Township 34 North, Range 4 East, W.M., Skagit County, Washington.

(Complete legal description appears on Exhibits 1 and 2 hereto).

Assessor's Tax Parcel Numbers: Skagit County Assessor's Tax Parcels; P26489, P26531, P26532, P26490, P26491, P26504 and P26505.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 12 2016

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

Deed of Temporary Construction Easement

THE GRANTOR, Commercial Cold Storage, Inc., a Washington corporation, for and in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, and under threat of City of Mount Vernon condemnation, gives grants and conveys to the City of Mount Vernon, a Washington municipal corporation (CITY), temporary easements over the following described property situated in the County of Skagit, State of Washington, per the terms of the Temporary Easement Agreement between City and Grantor dated February 4, 2016. GRANTOR is owner of property described in attached Exhibit 1. The City Temporary Construction Easement Areas are described in attached Exhibit 2, and recorded under a separate instrument.

DATED as of Feb. 12, 2016.

GRANTOR: Commercial Cold Storage, Inc,
a Washington corporation

By: Reidar Tynes
Name: REIDAR TYNES
Title: CHAIRMAN

STATE OF WASHINGTON

COUNTY OF Skagit

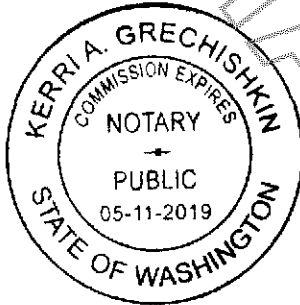
ss.

I certify that I know or have satisfactory evidence that Reidar Tynes is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Chairman of Commercial Cold Storage, Inc., a Washington corporation, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 12th day of February, 2016.

Kerri A. Grechishkin

(Signature of Notary)



Kerri A. Grechishkin

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,
residing at Mant Vernon

My appointment expires 5/11/19

EXHIBIT 1: THE GRANTOR PROPERTY

Property located in Skagit County, Washington, Assessors Tax Parcels P26489, P26531, P26532, P26490, P26491, P26504 and P26505, described as follows.

Parcel A:

That portion of Government Lot 6 in Section 19 and of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of Snoqualmie Street as shown fronting on Blocks 8 and 9 in "Riverside Addition to the Town of Mount Vernon", according to the plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington, produced West and the Westerly line of First Street as established in the City of Mount Vernon, Washington; thence South 20 degrees 00' West along the Westerly line of said First Street a distance of 633.48 feet to an angle point in said Street line; thence South 52 degrees 07' West along the Westerly line of said First Street a distance of 56.68 feet to the true point of beginning; thence South 55 degrees 04' West along the Westerly line of First Street a distance of 8.47 feet; thence South 51 degrees 49' West along the Westerly line of First Street a distance of 34.84 feet; thence South 72 degrees 09' West a distance of 57.31 feet; thence South 89 degrees 06' West a distance of 51.48 feet; thence North 70 degrees 00' West a distance of 326 feet, more or less to the bank of Skagit River; thence Northeasterly along said river bank to a point which bears North 70 degrees 00' West from the true point of beginning; thence South 70 degrees 00' East a distance 375 feet, more or less, to the true point of beginning.

Parcel B:

That portion of the Southeast 1/4 of the Southeast 1/4 and of Government Lot 6 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of Snoqualmie Street, as shown fronting on Blocks 8 and 9 in "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", produced West, and the Westerly line of First Street as established in the City of Mount Vernon, Washington; thence South 20 degrees 00' West along the Westerly line of said First Street 343.34 feet to the true point of beginning; thence South 20 degrees 00' West along the Westerly line of said First Street 290.14 feet to an angle point in said street line; thence South 52 degrees 07' West along the Westerly line of said First Street, 56.68 feet; thence North 70 degrees 00' West 375 feet, more or less, to the bank of the Skagit River; thence Northeasterly along said river bank to a point which bears North 70 degrees 00' West from the true point of beginning; thence South 70 degrees 00' East 285 feet, more or less, to the true point of beginning.

Parcel C:

That portion of the Southeast 1/4 of the Southeast 1/4 and of Government Lot 6 of Section 19, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

Beginning at a point on the West line of First Street, 60 feet West of the Southwest corner of Block 7, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON" as per plat recorded in Volume 3 of Plats, page 24, and 75 feet Northerly, as measured along said West line, from its intersection with the North line of Snoqualmie Street if the same were extended, said point being the Northeast corner of that certain tract conveyed to Stokely-Van Camp, Inc., an Indiana corporation, by Deed recorded under Auditor's File No. 518834; thence South 20 degrees 00' West, along the Westerly line of First Street, 478.34 feet, more or less, to the

Northeast corner of that certain tract of land described in Contract of Sale in favor of Skagit Investors, a general partnership, recorded under Auditor's File No. 8009040009; thence North 70 degrees 00' West, along the North line of said Skagit Investors tract, 285 feet, more or less to the bank of the Skagit River; thence Northerly, along the said river bank, to intersect a line 75 feet Northerly of and parallel with the North line of Snoqualmie Street, if the same were extended Westerly; thence Easterly, along said line to the Point of Beginning.

Parcel D:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Commencing 60 feet West of the Southwest corner of Block 7, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", according to the Plat thereof recorded in Volume 3 of Plats, Page 24, said point being the intersection of the North line of Snoqualmie Street, if the same were extended, and the West line of First Street; thence Northerly along the West line of said First Street, 75 feet to the Northeast corner of that certain tract of land conveyed to Stokely-Van Camp, Inc., an Indiana corporation, by deed recorded under Auditor's File No. 518834, records of Skagit County, Washington, and the true point of beginning; thence continuing Northerly along the West line of First Street, to a point 85 feet Northerly of the intersection of said West line of First Street with the North line of Broadway, if extended Westerly; thence Westerly, at right angles, to the Skagit River; thence Southerly along said river to intersect a line 75 feet Northerly of and parallel with the North line of Snoqualmie Street, if the same were extended Westerly; thence Easterly along said line to the true point of beginning.

EXHIBIT 2: THE CITY TEMPORARY CONSTRUCTION EASEMENT AREAS

LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT

That portion of the below described **Parcels A, B, C, and D**, being a part of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 (Government Lot 6) of Section 19, and the Northwest 1/4 of the Northeast 1/4 of Section 30, all in Township 34 North, Range 4 East, W.M., more particularly described as follows:

Temporary Construction Easement Area A

Commencing 60 feet West of the Southwest corner of Block 7, "Riverside Addition to the Town of Mount Vernon", according to the Plat thereof recorded in Volume 3 of Plats, Page 24, said point being the intersection of the North line of Snoqualmie Street, if the same were extended, and the West line of First Street; Thence North $21^{\circ}31'26''$ East, along the West line of said First Street, for a distance of 435.25 feet to the Northeasterly corner said **Parcel D** and to the **Point of Beginning**; Thence North $68^{\circ}28'34''$ West, along the Northerly line of said **Parcel D** for a distance of 84.25 feet; Thence South $21^{\circ}26'50''$ West, for a distance of 188.50 feet to a point herein referenced to as **Point A**; Thence South $68^{\circ}34'16''$ East, for a distance of 84.00 feet to the West line of said First Street; Thence North $21^{\circ}31'26''$ East along said West line of said First Street, for a distance of 188.35 feet to the **Point of Beginning**.

Containing 15,852 square feet, more or less.

Together with that portion described as follows:

Temporary Construction Easement Area B

Beginning at said **Point A** referenced above; Thence South $21^{\circ}26'50''$ West, for a distance of 194.33 feet to a point herein referenced to as **Point B**; Thence South $88^{\circ}00'12''$ East, for a distance of 51.74 feet; Thence North $21^{\circ}25'27''$ East, for a distance of 177.11 feet; Thence North $68^{\circ}34'16''$ West, for a distance of 48.72 feet to the **Point of Beginning**.

The intent of Temporary Construction Easement Area B is to be bounded on the Southeast side by a wall being used in common by the Dry Storage building on the Westerly side and a building on the Easterly side of said common wall.

Containing 9,054 square feet, more or less.

Together with that portion described as follows:

Temporary Construction Easement Area C

Beginning at said **Point B** referenced above; Thence South 21°26'50" West, for a distance of 47.61 feet; Thence North 68°29'09" West, for a distance of 37.21 feet; Thence South 21°32'41" West, for a distance of 126.31 feet; Thence North 68°57'30" West, for a distance of 51.51 feet; Thence North 21°31'51" East, for a distance of 0.17 feet; Thence North 68°28'09" West, for a distance of 0.50 feet; Thence South 21°31'51" West, for a distance of 22.47 feet; Thence North 68°16'05" West, for a distance of 9.37 feet; Thence North 75°47'25" West, for a distance of 0.80 feet; Thence South 12°12'10" West, for a distance of 0.34 feet; Thence South 21°22'52" West, for a distance of 42.71 feet; Thence North 68°27'19" West, for a distance of 7.48 feet; Thence South 21°05'33" West, for a distance of 33.92 feet; Thence South 68°05'58" East, for a distance of 8.49 feet; Thence South 21°30'29" West, for a distance of 186.78 feet; Thence North 68°37'47" West, for a distance of 59.38 feet; Thence South 21°36'54" West, for a distance of 127.77 feet; Thence North 68°23'06" West, for a distance of 33.95 feet; Thence South 21°41'23" West, for a distance of 45.49 feet; Thence South 21°41'23" West, for a distance of 100.23 feet; Thence North 68°14'01" West, for a distance of 47.17 feet; Thence South 33°37'35" West, for a distance of 57.26 feet; Thence South 30°24'54" West, for a distance of 53.21 feet; Thence North 68°28'34" West, for a distance of 5.06 feet to a point herein referenced to as **Point C**; Thence North 30°24'54" East, for a distance of 54.13 feet; Thence North 33°37'35" East, for a distance of 179.73 feet; Thence North 36°34'19" East, for a distance of 152.05 feet; Thence North 47°54'40" East, for a distance of 45.96 feet; Thence North 36°16'00" East, for a distance of 85.60 feet; Thence North 53°44'00" West, for a distance of 44 feet, more or less, to the top of bank of the Skagit River; Thence Northeasterly along the top of bank of said Skagit River for a distance of 318 feet, more or less; Thence South 88°02'43" East for a distance of 96 feet, more or less, to the **Point of Beginning**.

Containing 39,748 square feet, more or less.

Together with that portion described as follows:

Temporary Construction Easement Area D

Beginning at said **Point C** referenced above; Thence South 68°28'34" East, for a distance of 283.98 feet; Thence South 73°40'26" West, for a distance of 43.76 feet; Thence North 89°22'34" West, for a distance of 51.48 feet to a point on the Southerly line of said **Parcel A**; Thence North 68°28'34" West, along the Southerly line of said **Parcel A**, for a distance of 208.41 feet; Thence North 30°24'54" East, for a distance of 45.76 feet to the **Point of Beginning**.

Containing 11,460 square feet, more or less.

Situate in Skagit County, Washington.

Parcel A, B, C, and D Descriptions per Schedule "C"
Guardian Northwest Title and Escrow Commitment No. 107152

Parcel A:

That portion of Government Lot 6 in Section 19 and of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

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Parcel B:

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Parcel C:

That portion of the Southeast 1/4 of the Southeast 1/4 and of Government Lot 6 of Section 19, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

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Prepared by Larry Steele & Associates, Inc.
Land Surveyors
1334 King Street, Ste. 1
Bellingham WA 98229
360-676-9350
Job #03314.2
January 26, 2016



1/26/16