

When Recorded Return to:
Bradford E. Furlong
825 Cleveland Avenue
Mount Vernon, Washington 98273



201705010183

Skagit County Auditor \$79.00
5/1/2017 Page 1 of 7 2:01PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171836
MAY 01 2017

Amount Paid \$ 56,965.00
Skagit Co. Treasurer
By *man* Deputy

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED
(IMPROVEMENTS)

113746

Assessor's Tax Parcel Number:
Legal description (abbreviated):

8012-000-048-0200 (P129707)
Portion Lot 48, Amended Skagit Regional
Airport BSP, Phase 1, rec. # 200303040030.
See Exhibit A for complete legal description
(improvements only).

~~WATERMARK~~
WATERMARK ROAD LLC, a Washington limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and warrants to PORT OF SKAGIT COUNTY, a Washington municipal corporation, the real estate situated in Skagit County, Washington that is legally described in Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO AND EXCEPTING the matters set forth in Exhibit B attached hereto and incorporated herein by this reference.

DATED: May 1, 2017.

GRANTOR:

~~WATERMARK~~
WATERMARK ROAD LLC, a Washington limited liability company

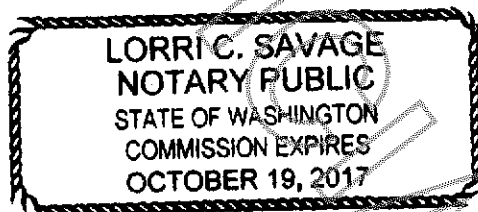
By: 

Robert W. Lindal, its Manager

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Robert W. Lindal 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 WATERTANK ROAD LLC, a Washington limited liability company, to be the free and voluntary act of such limited liability company for the uses and purposes mentioned in the instrument.

DATED: April 28, 2017.



Lorri C. Savage
Notary Public for the State of Washington
residing in Bremerton, WA
(City) (State)
Print name: Lorri C. Savage
Commission expires: 10-19-17

EXHIBIT A

The building and improvements located on the following described real estate situated in Skagit County, Washington:

That portion of Lot 48 of the Amended Skagit Regional Airport Binding Site Plan, Phase 1, as per plat recorded on March 4, 2003 under Auditor's File Number 200303040030, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 35 North, Range 3 East, W.M., described as follows:

Lot 74, and portions of Lots 66, 67, 72, 73 and 75 of Skagit Regional Airport Binding Site Plan, Phase 1, approved August 22, 1986, and recorded August 25, 1986, in Book 7 of Short Plats, at Pages 111 through 120, inclusive, records of Skagit County, Washington, under Auditor's File Number 8608250002, described as follows:

Beginning at the Northeast corner of said Lot 75; thence South 0 degrees 41' 46" West along the East line of said Lot 75, a distance of 94.08 feet; thence North 88 degrees 58' 01" West parallel with the South line of said Lot 74, a distance of 181.02 feet; thence North 74 degrees 30' 01" West, 59.08 feet; thence North 86 degrees 20' 58" West, 36.05 feet; thence South 56 degrees 00' 20" West, 28.59 feet; thence North 88 degrees 58' 01" West, 120.38 feet; thence North 21 degrees 41' 05" West, 246.93 feet; thence North 16 degrees 00' 00" East, 170.03 feet; thence North 89 degrees 33' 47" West parallel with the North line of said Lot 73, a distance of 18.35 feet; thence North 1 degree 01' 59" East, 125.60 feet to a point on the North line of said Lot 72, said point also being on the South margin of Steele Road; thence South 89 degrees 33' 47" East along said South line, 49.08 feet; thence South 30 degrees 41' 13" East, 42.30 feet; thence North 81 degrees 16' 52" East, 152.32 feet; thence North 43 degrees 24' 00" West, 16.60 feet to a point on said North line of Lot 73; thence South 89 degrees 33' 47" East along said North line, 151.58 feet to the beginning of a curve to the right having a radius of 50.00 feet; thence Southeasterly along the arc of said curve to the right and the Northeasterly line of said Lot 73, through a central angle of 89 degrees 52' 24", an arc distance of 78.43 feet to a point of reverse curvature to the left, said curve having a radius of 505.26 feet; thence Southeasterly along the arc of said curve to the left and the East line of said Lot 73, through a central angle of 17 degrees 31' 42", an arc distance of 154.57 feet to the Southeast corner of said Lot 73; thence continuing Southeasterly along the arc of said curve to the left having a radius of 505.26 feet and the East line of said Lot 74, through a central angle of 4 degrees 57' 32", an arc distance of 43.73 feet to a point of reverse curvature to the right, said curve having a radius of 425.02 feet; thence Southeasterly along the arc of said curve to the right and said East line of Lot 74, through a central angle of 22 degrees 52' 25", an arc distance of 169.68 feet; thence South 0 degrees 41' 46" West along said East line of Lot 74, a distance of 20.00 feet to the point of beginning; said Site Plan being located in Section 33 and 34 of Township 35 North, Range 3 East, W.M., and Section 3 of Township 34 North, Range 3 East, W.M.

EXHIBIT B

- A. Restrictions and conditions imposed by Deed dated February 15, 1958, recorded April 2, 1958, under Auditor's File No. 563607, in Volume 293 of Deeds, Page 471, executed by United States of America, acting by and through the Administration of General Services to Skagit County, Washington, reference to which record being hereby made for full particulars.

Said restrictions were amended by document recorded December 6, 1979, under Auditor's File No. 7912060047.

- B. DISTRIBUTION LINE SALE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

First Party: Skagit County, a Political Subdivision of the State of Washington
Second Party: Puget Sound Power & Light Company, a Massachusetts Corporation
Dated: February 4, 1959
Recorded: June 8, 1959
Auditor's No.: 581437
Deed Records: Volume 302, page 437
Providing: For maintenance, etc., of the existing electrical distribution system

- C. PROVISION FOR REVERSION OF TITLE CONTAINED IN DEED:

Grantor: Board of County Commissioners of Skagit County, a Municipal Corporation
Grantee: Port of Skagit County, a Municipal Corporation, and the Port of Anacortes, a Municipal Corporation
Dated: February 3, 1965
Recorded: April 26, 1965
Auditor's No.: 665304
Deed Records: Volume 345, page 509

Provided, however, that should the Grantees or either of them fail to operate and maintain the above described property as an airport for a period of 3 months, then and in that event, the same shall revert to and become the property of Skagit County.

- D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: PACCAR, Inc., a Delaware corporation
And: Public Utility District No. 1 of Skagit County, Washington
Dated: November 27, 1979
Recorded: December 21, 1979
Auditor's No.: 7912210074
Regarding: Water line to benefit the Port of Skagit County property

E. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: PACCAR, Inc., a Delaware Corporation
And: The Port of Skagit County, a Municipal Corporation
Dated: December 21, 1979
Recorded: December 21, 1979
Auditors No.: 7912210070
Regarding: Water line to benefit the Port of Skagit County property

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington Corporation
Dated: May 18, 1987
Recorded: May 28, 1987
Auditor's No.: 8705280042
Purpose: To construct, install, operate, maintain, protect, repair and replace underground pipelines and necessary appurtenances for the transportation of gas
Area Affected: Undisclosed portion of the Port of Skagit County property

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Washington Municipal Corporation
Dated: October 15, 1991
Recorded: November 4, 1991
Auditor's No.: 9111040032
Purpose: Underground water line or lines
Area Affected: Various strips of land

By document recorded under Auditors File No. 9111040033, the pipe line equipment or Improvements were conveyed to P.U.D. No. 1 of Skagit County.

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Dated: March 7, 1995
Recorded: March 17, 1995
Auditor's No.: 9503170096
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey for the Port of Skagit County
Recorded: February 21, 1996
Auditor's No.: 9602210057

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. I of Skagit County, Washington, a Washington
Municipal Corporation
Dated: November 19, 1996
Recorded: December 4, 1996
Auditor's No.: 9612040087
Purpose: Construct, install, operate, maintain, protect, repair and replace underground
water lines and necessary appurtenances
Area Affected: Portion of the subject property

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.
Dated: October 21, 1997
Recorded: October 27, 1997
Auditor's No.: 9710270162
Purpose: Construction and maintenance of underground fiber optic conduction or
related underground facilities
Area Affected: Not disclosed of record

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington
Dated: September 24, 2002
Recorded: September 30, 2002
Auditor's No.: 200209300008
Purpose: Sewage Facilities
Area Affected: Portion of subject property and other property

M. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS
AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE
FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skagit Regional Airport Binding Site Plan Phase 1
Recorded: August 25, 1986
Auditor's No.: 8608250002
Affects: Subject property and other property

N. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Amended Skagit Regional Airport Binding Site Plan, Phase 1
Recorded: March 4, 2003
Auditor's No.: 200303040030
Affects: Subject property and other property

- O. Real estate taxes and assessments pertaining to the land, Skagit County Assessor Parcel Number 8012-000-048-0100 (Parcel Number P115630)
- P. Real estate taxes and assessments pertaining to the building on the land from and after the date of closing, Skagit County Assessor Parcel 8012-000-048-0200 (P129707)
- Q. Lease with Stile Windows & Doors, LLC
- R. Lease with Lindal Cedar Homes, Inc.