

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



201705010185
Skagit County Auditor \$78.00
5/1/2017 Page 1 of 6 2:01PM

GUARDIAN NORTHWEST TITLE CO.

113746

Document Title:

Bill of Sale

Grantor:

Watertank Road LLC

Grantee:

Port of Skagit County

Legal description (abbreviated):

Portion Lot 48, Amended Skagit Regional
Airport BSP, Phase 1, rec. # 200303040030.
See Exhibit A for complete legal description

Assessor's Tax Parcel Number:

8012-000-048-0200 (P129707)

BILL OF SALE

THIS BILL OF SALE (this "Bill of Sale") is entered into between Watertank Road LLC, a Washington limited liability company ("Assignor") and the Port of Skagit County, a Washington municipal corporation ("Assignee"). This Bill of Sale is executed pursuant to that certain Commercial & Investment Real Estate Purchase and Sale Agreement dated April 6, 2017, between Assignor, as Seller, and Assignee, as Buyer (the "Purchase Agreement").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee agree as follows:

1. Assignor hereby bargains, sells, grants and delivers to Assignee all of Assignor's right, title, and interest in and to all improvements, including all buildings and all fixtures located therein, under and on the Property and the Land (as such terms are defined in the Purchase Agreement), free and clear of all liens and encumbrances. No tangible personal property is included with the sale by Assignor to Assignee under the Purchase Agreement.
2. This Bill of Sale shall be binding upon and inure to the benefit of Assignor and Assignee and their respective successors and permitted assigns.
3. Each party, upon the request of the other, agrees to perform such further acts and to execute and deliver such other documents as are reasonably necessary to carry out the provisions of this Bill of Sale.
4. This Bill of Sale shall be construed and enforced in accordance with the laws of the State of Washington.
5. This instrument may be executed in any number of counterparts, each of which, when so executed and when delivered, shall be an original, but all such counterparts shall together constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Bill of Sale as of the 1st day of May, 2017.

ASSIGNOR:

WATERTANK ROAD LLC, a Washington
limited liability company

By: _____

Robert W. Lindal, Manager

ASSIGNEE:

PORT OF SKAGIT COUNTY, a Washington
municipal corporation

By: _____

Print name: SKAGIT COUNTY WASHINGTON

Title: REAL ESTATE EXCISE TAX

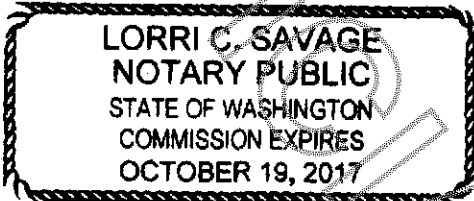
20171856
MAY 01 2017

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

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

STATE OF WASHINGTON)
) ss
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ 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 _____ of PORT OF SKAGIT COUNTY, a Washington municipal corporation, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

DATED: _____, 2017.

Notary Public for the State of Washington
residing in _____
(City) (State)
Print name: _____
Commission expires: _____

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THIS BILL OF SALE (this "Bill of Sale") is entered into between Watertank Road LLC, a Washington limited liability company ("Assignor") and the Port of Skagit County, a Washington municipal corporation ("Assignee"). This Bill of Sale is executed pursuant to that certain Commercial & Investment Real Estate Purchase and Sale Agreement dated April 6, 2017, between Assignor, as Seller, and Assignee, as Buyer (the "Purchase Agreement").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee agree as follows:

1. Assignor hereby bargains, sells, grants and delivers to Assignee all of Assignor's right, title, and interest in and to all improvements, including all buildings and all fixtures located therein, under and on the Property and the Land (as such terms are defined in the Purchase Agreement), free and clear of all liens and encumbrances. No tangible personal property is included with the sale by Assignor to Assignee under the Purchase Agreement.
2. This Bill of Sale shall be binding upon and inure to the benefit of Assignor and Assignee and their respective successors and permitted assigns.
3. Each party, upon the request of the other, agrees to perform such further acts and to execute and deliver such other documents as are reasonably necessary to carry out the provisions of this Bill of Sale.
4. This Bill of Sale shall be construed and enforced in accordance with the laws of the State of Washington.
5. This instrument may be executed in any number of counterparts, each of which, when so executed and when delivered, shall be an original, but all such counterparts shall together constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Bill of Sale as of the 1st day of May, 2017.

ASSIGNOR:

WATERTANK ROAD LLC, a Washington
limited liability company

By: _____
Robert W. Lindal, Manager

ASSIGNEE:

PORT OF SKAGIT COUNTY, a Washington
municipal corporation

By: Scott Peterson
Print name: Scott Peterson
Title: D.R. of Business Development

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: _____, 2017.

Notary Public for the State of Washington
residing in _____,

(City)

(State)

Print name: _____

Commission expires: _____

STATE OF WASHINGTON)

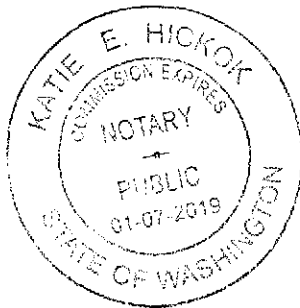
) ss

COUNTY OF _____

Skagit

I certify that I know or have satisfactory evidence that Scott Peterson 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 Director of Business Dev. of PORT OF SKAGIT COUNTY, a Washington municipal corporation, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

DATED: April 28, 2017.



Notary Public for the State of Washington

residing in Mount Vernon, WA

(City)

(State)

Print name: Katie E Hickok

Commission expires: 1-7-19

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.