

When recorded return to:
William Becker
Salish Sea Marketplace LLC
15016 59th Place NE
Kenmore, WA 98028



Skagit County Auditor \$78.00
2/28/2018 Page 1 of 5 3:58PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033330

CHICAGO TITLE
620033330

STATUTORY WARRANTY DEED

THE GRANTOR(S) BR Davey, Inc, a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Salish Sea Marketplace LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): PTN LOTS 31 AND 32 NORMAN AND WOODS SUBDIVISION OF THE CITY OF ANACORTES Tax/Map ID(s):

Tax Parcel Number(s): P58125 / 3808-000-031-0001, P58126 / 3808-000-032-0000,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 28 2018

Amount Paid \$13,444.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 2-28-18

BR Davey, Inc.

BY: [Signature]

Brenton R. Davey
President

BY: [Signature]

Diane E. Davey
Secretary

State of Washington
County of Sikagit

I certify that I know or have satisfactory evidence that Brenton R. Davey and Diane E. Davey
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Members of BR Davey Inc., to be the free and voluntary act of such party for
the uses and purposes mentioned in the instrument.

Dated: February 28, 2018

[Signature]
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

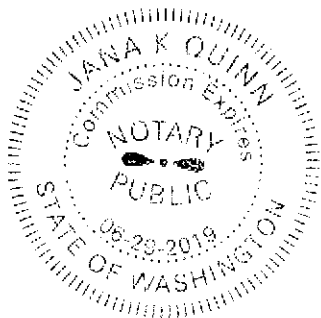


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58125 / 3808-000-031-0001 and P58126 / 3808-000-032-0000

PARCEL A:

That portion of the following described premises lying Southwesterly of that certain strip of land conveyed to the City of Anacortes for road purposes by deeds dated May 15, 1959, and recorded June 15, 1959, under Auditor's File Nos. 581810 and 181814, records of Skagit County, Washington:

Tracts 31 and 32, Norman and Wood's Subdivision to the City of Anacortes, according to the plat thereof recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington;

EXCEPT commencing at the Southwest corner of Tract 31;
thence South 88°03'52" East along the South line of said Tract 31, a distance of 168.31 feet to the true point of beginning;
thence continuing South 88°03'52" East along said South line of said Tract 31, a distance of 83.96 feet, to the point of intersection with the Southeast corner of that certain 10 foot wide strip of land as conveyed to Charles E. Funk and JoAnn Funk, husband and wife, from the City of Anacortes by that instrument dated February 14, 1977 and recorded under Auditor's File No. 851211, records of Skagit County, Washington, at which point the tangent to the curve bears North 38°56'43" West;
thence Northwesterly along said Northeasterly line of said 10 foot wide strip along a curve to the right having a radius of 1,004.93 feet and a central angle of 1°20'51", an arc length of 23.63 feet to the PT of said curve;
thence North 37°35'52" West along said Northeasterly line of said 10 foot wide strip, a distance of 36.33 feet to a point which bears North 46°37'47" East a distance of 64.81 feet from the true point of beginning;
thence South 46°37'47" West, a distance of 64.81 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

A strip of land 10 feet in width in the Southwest Quarter of Section 22 township 35 North, Range 1 East of the Willamette Meridian, lying Southwesterly of a line drawn parallel with and 50 feet Southwesterly of the center line of SR 20, Anacortes, Sunset Avenue, to Ferry Terminal, and extending Northwesterly from the Easterly production of the South line of Lot 31 of the Plat of Norman and Wood's Subdivision to the City of Anacortes, according to the plat thereof recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington, to the Easterly production of the North line of Lot 32 of said Plat;

EXCEPT commencing at the Southwest corner of Tract 31;
thence South 88°03'52" East along the South line of said Tract 31, a distance of 168.31 feet to the true point of beginning;
thence continuing South 88°03'52" East along said South line of said Tract 31, a distance of 83.96 feet, to the point of intersection with the Southeast corner of that certain 10 foot wide strip of land as conveyed to Charles E. Funk and JoAnn Funk, husband and wife, from the City of Anacortes by that instrument dated February 14, 1977 and recorded under Auditor's File No. 851211, records of Skagit County, Washington, at which point the tangent to the curve bears North 38°56'43" West;
thence Northwesterly along said Northeasterly line of said 10 foot wide strip along a curve to the right having a radius of 1,004.93 feet and a central angle of 1°20'51", an arc length of 23.63 feet to the PT of

EXHIBIT "A"
Legal Description
(continued)

said curve;
thence North 37°35'52" West along said Northeasterly line of said 10 foot wide strip, a distance of
36.33 feet to a point which bears North 46°37'47" East a distance of 64.81 feet from the true point of
beginning;
thence South 46°37'47" West, a distance of 64.81 feet to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Restriction and condition contained in Deed;
Recorded: February 18, 1977
Auditor's No(s): 851211, records of Skagit County, Washington

A. Access across said strip of land shall be limited to the areas lying between points opposite Highway Engineer's Station 29+05 and 29+46 and between points opposite Highway Engineer's Station 30+37 and 30+73.

B. This deed shall have no force or effect until such time as an ordinance prohibiting parking and the installation of no parking signs on the bicycle trail abutting the Northeasterly margin of said 10 foot strip has become effective.
2. Record of Survey;
Recorded: October 29, 2007
Auditor's File No.: 200710290123,
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 29, 2007
Recording No.: 200710290123
Matters shown: Encroachment of a building onto the property to the North by an undisclosed amount and encroachment of a building onto the roadway by an undisclosed amount.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Anacortes.