



201906180011

06/18/2019 09:29 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Benjamin J. Kelly, Esq.
Husch Blackwell LLP
5060 N. 40th Street, Suite 250
Phoenix, AZ 85018

QUITCLAIM DEED

THE GRANTOR ANACORTES 1, LLC, a Washington limited liability company,

for and in consideration of TEN DOLLARS (\$10.00)

in hand paid, conveys and quit claims to ORTMAN FAMILY, LLC, an Arizona limited liability company

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

together with all after acquired title of the grantor herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Tax Parcel Number: 350113-0-012-0009/P31488

Property address: 1114 B Avenue, Anacortes, Washington

REAL ESTATE EXCISE TAX EXEMPTION: The recording of this Quitclaim Deed is not a "sale" as defined in RCW 82.45.010(1) and is therefore not subject to real estate excise tax.

WAC Exemption No. 458-61A-211

Dated as of the 21 day of May, 2019.

GRANTOR:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192399
JUN 18 2019

Amount Paid \$0
Skagit Co. Treasurer
By man Deputy

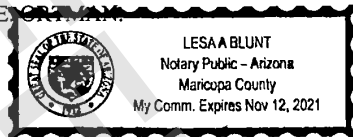
ANACORTES 1, LLC

By: Mark E. Ortman
MARK E. ORTMAN, Trustee of the Ramona
Anne Ortman Irrevocable Trust dated July 25,
2012, Sole Member of Anacortes 1, LLC

LPB 12-05(r) rev 12/2006

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 21 day of May, 2019, by
MARK E. BORTMAN.



Lesia A Blunt
Notary Public

My Commission Expires:

EXHIBIT A

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, W.M., 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:

Beginning at the intersection of the centerline of "B" Avenue and Eleventh Street;
thence North $0^{\circ}37'11''$ East 40.00 feet along the centerline of "B" Avenue, to the South line of Block 242, extended Easterly;
thence North $0^{\circ}37'11''$ East 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 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 128.45 feet to the point on curve on the original Railroad right-of-way, said curve having a radius of 7,789.44 feet, the radius point of said curve being North $24^{\circ}48'57''$ West 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", as per plat 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 $0^{\circ}37'11''$ 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 $58^{\circ}41'30''$ East along said parallel line, 98.29 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 $8^{\circ}16'25''$ an arc distance of 133.63 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.