

After Recording Return To:  
Tyler S. Bobes  
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1301 East 9th Street  
Suite 3500  
Cleveland, Ohio 44114-1821



**201910040083**

10/04/2019 02:23 PM Pages: 1 of 4 Fees: \$108.50  
Skagit County Auditor

**GUARDIAN NORTHWEST TITLE CO.**  
**QUIT CLAIM DEED** 19-2683

**GRANTOR:** CITY OF MOUNT VERNON, a Washington municipal corporation

**GRANTEE:** VWA – MOUNT VERNON, LLC, an Ohio limited liability company

**Legal Description:**

Abbreviated Form: Lots 8-11, Block 3, Tog. With Vac 6<sup>th</sup> St Abutting, Kincaid's  
Addition to Mt Vernon  
Ptn of SW ¼, SW ¼, Sec. 20, Twn 34 N, Rge 4 E  
Ptn of Lots 1-4, Block 1, Kincaid's Addition to Mt Vernon, Alley  
Abutting

Additional legal on Exhibit A attached hereto

Assessor's Tax Parcel ID#: P53372, P53379

THE GRANTOR, CITY OF MOUNT VERNON, a Washington municipal corporation ("Grantor"), for and in consideration of ten dollars (\$10) in hand paid, conveys and quitclaims to the Grantee, VWA – MOUNT VERNON, LLC, an Ohio limited liability company, ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington.

See Exhibit A attached hereto. Subject to the matters set forth on Exhibit B attached hereto.

Dated October 3, 2019.

[Signature Page Follows]

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 4 338

OCT 04 2019

Amount Paid \$  
By Skagit Co. Treasurer Deputy  
JF

**GRANTOR:**

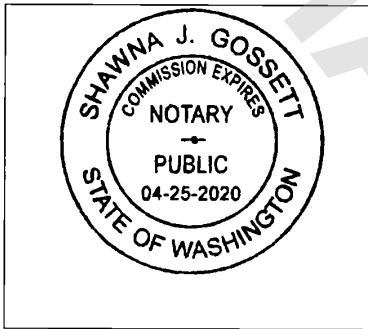
**CITY OF MOUNT VERNON,**  
a Washington municipal corporation

By: [Signature]  
Name: JILL BONDREAU  
Its: MAYOR

State of Washington

County of Skagit

This record was acknowledged before me on October 2, 2019 by Jill Bondreau as  
Mayor of the City of Mount Vernon, a Washington municipal corporation.



(Stamp)

[Signature]  
(Signature of notary public)

Notary  
(Title of office)

My Commission Expires: 04/25/2020  
(Date)

**EXHIBIT A**  
Legal Description

PARCEL 1 (VACANT LOT):

THAT PORTION OF LOTS 8, 9, 10 AND 11, BLOCK 3, AND THAT PORTION OF SOUTH 6TH STREET LYING BETWEEN SAID BLOCK 3 AND BLOCK 2 OF KINCAID'S ADDITION TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF A LINE DRAWN PARALLEL WITH AND 85 FEET DISTANT SOUTHWESTERLY MEASURED AT RIGHT ANGLES, FROM THE KINCAID STREET RAMP CENTERLINE OF PRIMARY HIGHWAY NO. 1, CONWAY JCT., PRIMARY STATE HIGHWAY NO. 1, NORTH OF BURLINGTON, THE SPECIFIC DETAILS CONCERNING ALL OF WHICH ARE TO BE FOUND WITHIN THAT CERTAIN MAP OF DEFINITE LOCATION NOW OF RECORD AND ON FILE IN THE OFFICE OF THE DIRECTOR OF HIGHWAYS AT OLYMPIA, AND BEARING DATE OF APPROVAL JANUARY 27, 1953, REVISED NOVEMBER 3, 1954. EXCEPT THAT PORTION, THEREOF, IF ANY, NOT LYING WITHIN THE PROPERTY CONVEYED TO THE CITY OF MOUNT VERNON BY IN DEED RECORDED UNDER AUDITOR'S FILE NO. 842193.

TOGETHER WITH

THAT PORTION OF THE SOUTH 129 FEET OF THE NORTH 159 FEET OF THE EAST 30 FEET OF THE WEST 280 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. LYING WITHIN THE PROPERTY CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 842193.

PARCEL 2 (WSDOT PARCEL):

LOTS 1 TO 4 INCLUSIVE, BLOCK 1, KINCAID'S ADDITION TO MT. VERNON, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY.

TOGETHER WITH THE NORTHERN HALF OF VACATED ALLEY ABUTTING AND LYING BETWEEN BLOCKS 1 AND 2 OF SAID KINCAID'S ADDITION PLAT, AS VACATED UNDER CITY OF MOUNT VERNON ORDINANCE NO. 3787.

EXCEPTING THEREFROM THAT PORTION LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT 4 WITH THE WESTERLY RIGHT OF WAY LINE OF SR 5, AS SHOWN ON SR 5, MOUNT VERNON: BLACKBURN ST. TO SKAGIT RIVER, AS IT EXISTED ON JULY 7, 2018; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID LOT 1, BEING A POINT OPPOSITE HIGHWAY ENGINEER'S STATION K 2+80, ON THE K LINE SURVEY OF SAID HIGHWAY, AND 70 FEET SOUTHERLY THEREFROM AND THE TERMINUS OF THIS LINE DESCRIPTION.

**EXHIBIT B**

## Exceptions, Releases and Covenants

This Quit Claim Deed is conveyed subject to the following matters:

1. Reservation in Quitclaim Deed recorded under Recording No. 201907150094, records of Skagit County, Washington, in favor of the State of Washington, acting by and through its Department of Transportation, and its successors and/or assigns (collectively, the "State"), for all easement rights of access, light, view and/or air in Parcel 2 to the extent that Parcel 2 abuts the state highway right of way. Grantee, including successors or assigns, shall have no right of ingress or egress to, from or between SR 5 and the lands herein described, nor shall Grantee, its successors or assigns, be entitled to compensation for any loss of access, light, view and/or air occasioned by the location, construction, reconstruction, maintenance or operation of said highway. The specific details concerning all of matter in this paragraph may be found on sheet 4 of 8 sheets of that certain plan entitled SR 5, Mount Vernon: Blackburn St. to Skagit River, now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval February 25, 1971, revised July 6, 2018.
2. Subject to all existing encumbrances, including easements, restrictions, and reservations, if any.
3. Grantee, on behalf of itself and its successors or assigns, as part consideration paid herein, waives and/or releases the State and Grantor from any past, present, or future claims for damages directly or indirectly caused by highway drainage or runoff, and further, Grantee, its successors or assigns, shall have no right of compensation for damages to Parcel 2 caused directly or indirectly by highway drainage or runoff.
4. Grantee, on behalf of itself and its successors or assigns, as part consideration herein, does hereby agree to comply with all civil rights and anti-discrimination requirements of chapter 49.60 RCW as to Parcel 2.