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02/17/2021 04:18 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

COVER SHEET FOR RECORDING DOCUMENTS

Return to:

City of Mount Vernon
Post Office Box 809
Mount Vernon, Washington 98273

DOCUMENT TITLE: QUIT CLAIM DEED

GRANTOR: VWA – MOUNT VERNON, LLC

GRANTEE: City of Mount Vernon

ABBREVIATED LEGAL DESCRIPTION:

A PTN OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SEC.
20, TWP 34 N, RGE 4 E, W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY,
WASHINGTON

COMPLETE LEGAL DESCRIPTION: Set forth on Exhibit A.

ASSESSOR'S PARCEL/TAX ID NUMBER: P134971

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX2021-094
FEB 17 2021Amount Paid \$ 0
By Skagit Co. Treasurer Deputy

Return to:
City of Mount Vernon
Post Office Box 809
Mount Vernon, WA 88273

QUIT CLAIM DEED

THE GRANTOR, **VWA – MOUNT VERNON, LLC**, an Ohio limited liability company, for adequate and valuable consideration, receipt of which is hereby acknowledged, conveys and quitclaims to the GRANTEE, the **CITY OF MOUNT VERNON, WASHINGTON**, a municipal corporation of the State of Washington, for right of way purposes, that certain real property situated in Skagit County, Washington, legally described on Exhibit A attached hereto and incorporated herein, and as further depicted on Exhibit B attached hereto and incorporated herein (the “Property”). GRANTEE shall have the right to regulate and use the Property as and for rights of way and for utility purposes, including, but not limited to, (i) the right of ingress and egress through and along the Property, and (ii) the right to locate, design, construct, install, inspect, protect, maintain, repair, modify, and otherwise change utilities, rights of way, and any other appurtenances or related elements within the Property, including, but not limited to, signs, curbs, gutters, conduits, cables, wires, splicing boxes, power sources, and facilities located within the Property, and facilities, including but not limited to, those for storm water, wastewater, water, electricity, gas, oil, telecommunications, communications transmission and reception within the Property, together with fencing and gates on the Property when the same are deemed by GRANTEE to be necessary to protect any such facilities within the Property, prevent intrusions, and otherwise protect the public from loss or harm, and (iii) the right to engage in any other activity within the Property that is reasonably related to the construction, operation and maintenance of public utilities and rights of way that are located in, under or on the Property.

Legal Description of Property: See attached "Exhibit A"

Depiction of Property: See attached "Exhibit B"

TAX PARCEL NO. P134971

[signature page and notary follow]

IN WITNESS WHEREOF, Grantor has set its hand and seal as of the 21st day of December, 2020.

GRANTOR:

VWA – MOUNT VERNON, LLC,
an Ohio limited liability company

By: Dominic A. Visconsi, Jr.
Name: Dominic A. Visconsi, Jr.
Title: MANAGER

STATE OF OHIO)
SS:
COUNTY OF CUYAHOGA)

This is an acknowledgment clause. No oath or affirmation was administered to the signer.

Sworn to before me and subscribed in my presence this 21st day of December, 2020, by Dominic A. Visconsi, Jr., the Manager of VWA – MOUNT VERNON, LLC, an Ohio limited liability company, who acknowledged the same to be his/her free act and deed and the free act and deed of the limited liability company.

Mary Ann Sekerak
Notary Public



Mary Ann Sekerak
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 5/17/2021

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

[see attached]



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
 909 Squalicum Way #111, Bellingham, WA 98225
 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

EXHIBIT ' _ ' **DEDICATION AREA DESCRIPTION**

LOT 3, ALFCO BOUNDARY LINE ADJUSTMENT, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201910040056, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE ORIGINAL SOUTHERLY RIGHT-OF-WAY LINE OF KINCAID STREET, ACCORDING TO THE RECORDED PLAT OF THE TOWN OF MOUNT VERNON, WASHINGTON, AND A LINE DRAWN PARALLEL WITH AND DISTANT 54.0 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY'S) MAIN TRACK CENTERLINE, AS ORIGINALLY LOCATED AND CONSTRUCTED; THENCE SOUTHERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE SOUTH 01°53'12" WEST 14.95 FEET TO THE CURRENT SOUTHERLY RIGHT OF WAY MARGIN OF KINCAID STREET AS DESCRIBED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200005080050; THENCE ALONG SAID CURRENT SOUTHERLY RIGHT OF WAY MARGIN THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01°53'12" WEST 10.00 FEET;
 THENCE SOUTH 88°09'10" EAST 78.10 FEET;
 THENCE SOUTH 77°03'33" EAST 25.99 FEET;
 THENCE SOUTH 88°09'10" EAST 61.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN SOUTH 88°09'10" EAST 14.45 FEET TO AN ANGLE POINT; THENCE SOUTH 22°35'48" EAST 10.98 FEET; THENCE DEPARTING SAID RIGHT OF WAY MARGIN SOUTH 01°50'50" WEST 89.00 FEET; THENCE SOUTH 88°09'10" EAST 29.94 FEET; THENCE SOUTH 01°53'12" WEST 197.54 FEET; THENCE AT RIGHT ANGLES NORTH 88°08'48" WEST 49.00 FEET; THENCE AT RIGHT ANGLES NORTH 01°53'12" EAST 296.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF REAL ESTATE CONVEYED TO VVA – MOUNT VERNON, LLC, BY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201910040083, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

EXCEPTING THEREFROM ANY PORTION OF SAID VVA – MOUNT VERNON, LLC TRACT LYING EASTERLY OF A LINE DRAWN PARALLEL WITH AND 49.00 FEET EASTERLY OF THE WEST LINE OF SAID LOT 3, ALFCO BOUNDARY LINE ADJUSTMENT, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201910040056.

SITUATE IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.



EXHIBIT B

DEPICTION OF PROPERTY

[see attached]

PACIFIC SURVEY & ENGINEERING INC EMAIL: info@psurvey.com
909 SQUALICUM WAY SUITE 111-BELLINGHAM, WA 98225 PHONE:360.671.7387 FAX:360.671.4685 www.psesurvey.com



EXHIBIT - '—'

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

PTN. OF PROPERTY
DEEDED TO VWA - MOUNT VERNON
QCD AF NO. 201910040083

KINCAID STREET

ALFCO
BOUNDARY LINE ADJUSTMENT
AF NO. 201910040056

BLOCK 1
KINCAID'S ADDITION
TO MOUNT VERNON

1 2 3 4
P53372 V. 2 PG. 84

LOT 4

49.0'

LOT 3

LOT 1

BLOCK 2
KINCAID'S ADDITION
TO MOUNT VERNON
V. 2 PG. 84

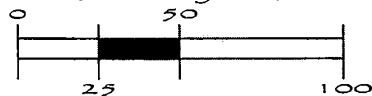
2

3

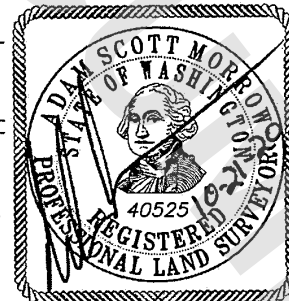
LOT 2

LOT 6

GRAPHIC SCALE
(us survey feet)



= DEDICATION AREA
+/- 14,207 SF



DWG. NO.: 2018041_svE_DEDICATION.dwg

DATE: 10/21/20



Pacific Surveying & Engineering, Inc
 land surveying • civil engineering • consulting • environmental
 909 Squalicum Way #111, Bellingham, WA 98225
 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

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SITUATE IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

