

POOR ORIGINAL

202302220036

02/22/2023 02:36 PM Pages: 1 of 11 Fees: \$213.50
Skagit County Auditor, WA

RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:

Holmes Weddle & Barcott PC
Attn: Heather Cook
3101 Western Ave. Suite 500
Seattle, WA 98121

CTI 222722-NCS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235549

Feb 22 2023

Amount Paid \$274455.00
Skagit County Treasurer
By Lena Thompson Deputy

BARGAIN AND SALE DEED

Grantor: LOVRIC'S LANDING, LLC, a Washington limited liability company

Grantee: GUEMES CHANNEL HOLDINGS, LLC, a Washington limited liability company

Abbreviated Legal Description: Ptn. Blocks 501, 601, 701, Northern Pacific Add.; Ptn. Tract 2, Plate 7, Anacortes Tidelands:
Complete legal description on Exhibit A.

Assessor's Tax Parcel ID#: P31702 / 350123-0-002-1601, P31735 / 350123-0-018-0001, P31738 / 350123-0-021-0006, P31739 / 350123-0-022-0005, P31740 / 350123-0-023-0004, P31741 / 350123-0-024-0003, P58398 / 3809-501-009-0005, P58466 / 3809-601-005-0007, P58467 / 3809-601-007-0005 and P58476 / 3809-701-004-0006

For the consideration of Ten and no/100 Dollars, and other valuable consideration, LOVRIC'S LANDING, LLC, a Washington limited liability company ("Grantor"), does hereby bargain, sell and convey to GUEMES CHANNEL HOLDINGS, LLC, a Washington limited liability company ("Grantee") the property legally described on Exhibit A attached hereto located in Skagit County, Washington.

SUBJECT TO: Items listed on Exhibit B attached hereto and incorporated herein.

[Signatures on next page]

FG: 100777451.3

DATED: February 22, 2023.

GRANTOR:

LOVRIC'S LANDING, LLC,
a Washington limited liability company

By: Florence Lovric
Name: Florence Lovric
Title: Member and Authorized Signer

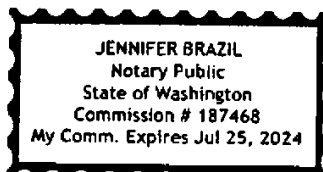
STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Florence Lovric is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Member and Authorized Signer of LOVRIC'S LANDING, 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 this 14 day of February, 2023.



(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington, residing at

My appointment expires

EXHIBIT A
LEGAL DESCRIPTION

Parcel "A":

Lots 4 to 9, inclusive, Block 501, and Lots 1 to 5, inclusive, Block 601, "Northern Pacific Addition to Anacortes," as per Plat recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Parcel "B":

That portion of Tract 2, Section 23, Township 35 North, Range 1 East, W.M., "Plate #7 Anacortes Tide and Shorelands" according to the Plat thereof on file in the office of the board of State land commissioners at Olympia, Washington, lying Westerly of the following described line:

BEGINNING at a point on the meander line of said Tract 2, Plate #1 at a point 437.07 feet South and 609.80 feet West of the initial point of said Tract 2;
Thence South 58° 55' West, 148.2 feet;
Thence South 56° 30' West, 11.8 feet to the true point of beginning of this description;
Thence from said true point of beginning North 22° West, 191.3 feet, more or less, to the Inner Harbor Line, and the terminal point of said line,

EXCEPT THEREFROM any portion of the above described premises lying South of the North line of the railroad right of way as Deed to the Seattle & Montana Railroad Company, by Deed dated May 29, 1907 and recorded July 16, 1907, under Auditor's file No. 63000,
Also except that portion lying West of a line running due North and South, 409 feet West of the Easterly boundary thereof measured along the meander line,
And also except that portion, if any, lying Easterly of the Westerly line of those premises conveyed to J. E. Trafton by Deed dated October 5, 1956, filed October 8, 1956, under Auditor's File No. 542605 and recorded in Volume 281 of Deeds, Page 770.

Situate in the city of Anacortes, County of Skagit, State of Washington.

Parcel "C":

That portion of Tract 2, of Plate No. 7, "Anacortes Tide Lands", as per Plat thereof, on file in the office of the board of State land commissioners at Olympia, Washington, lying within the following described Tract:

BEGINNING at a point 97.3 feet South and 203.3 feet West of the initial point of said Tract 2;
Thence North 22° West, 71 feet;

Thence South 22° 00' East along the West line of the above Tract Deeded to J. E. Trafton, 178.9 feet to the point of beginning,

Except that portion thereof, if any, lying South of the North line of the railroad right of way as Deeded to the Seattle and Montana Railroad Company by Deed dated May 29, 1907 and recorded under Auditor's File No. 63000 in volume 62 of Deeds, Page 462.

Situate in the city of Anacortes, County of Skagit, State of Washington.

Parcel "F":

Lots 6 and 7, Block 601, "Northern Pacific Addition to Anacortes," as per Plat recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Parcel "G":

That portion of the following described tidelands lying West of a line running due North and South, 409 feet West of the Easterly boundary thereof measured along the meander line, said tidelands being described as follows:

That portion of Tract 2, Section 23, Township 35 North, Range 1 East, W.M., "Plate #7 Anacortes Tide and Shorelands", according to the Plat thereof on file in the office of the board of State land commissioners at Olympia, Washington, lying Westerly of the following described line:

BEGINNING at a point on the meander line of said Tract 2, Plate 7, at a point 437.07 feet South and 609.80 feet West of the initial point of said Tract 2;
Thence South 58° 55' West, 148.2 feet;
Thence South 56° 30' West, 11.8 feet to the true point of beginning of this description;
Thence from said true point of beginning North 22° West, 191.3 feet, more or less, to the inner harbor line, except therefrom any portion of the above described premises lying South of the North line of the railroad right of way, as Deeded to the Seattle and Montana Railroad Company by Deed dated May 29, 1907, and recorded July 16, 1907, under Auditor's File No. 63000.

Situate in the city of Anacortes, County of Skagit, State of Washington.

Parcel "H":

Lots 1, 2 and 3, Block 701, "Northern Pacific Addition to Anacortes," as per Plat recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington, Situate in the City of Anacortes, County of Skagit, State of Washington.

Parcel "I":

Thence South $74^{\circ} 05' 54''$ West, a distance of 80.40 feet to a point on the Easterly line of Block 801 of said Plat;
Thence North $21^{\circ} 36' 44''$ West along the Easterly line of said Block 801, a distance of 50.38 feet to the Northeasterly corner of said Block 801;
Thence South $68^{\circ} 05' 05''$ West, a distance of 299.96 feet to the Northwesterly corner of said Block 801;
Thence South $21^{\circ} 36' 44''$ East along the Westerly line of said Block 801, a distance of 18.80 feet;
Thence South $73^{\circ} 23' 18''$ West, a distance of 80.31 feet, more or less, to the Northeasterly corner of Block 901 of said Plat, and the true point of beginning.

Except that portion quieted in that certain "Stipulation and order of Settlement" entered July 9, 1991 in Skagit County Superior Court Cause No. 89-2-00399-2, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 3 in Block 501, "Northern Pacific Addition to Anacortes," as per Plat recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington;

Thence Northerly a distance of 30 feet along an extension of the West line of Lot 3, Block 501;
Thence Northeasterly to a point along an extension of the West line of Lot 10 in Block 401, 5 feet beyond the Northwest corner of Lot 10, in Block 401, "Northern Pacific Addition to Anacortes,";
Thence Southerly a distance of 5 feet to the Northwest corner of the said Lot 10, Block 401;

Thence Southwesterly to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities and matters incidental thereto over, under and across the existing roadway as depicted on that certain record of survey recorded March 21, 1989, under Auditor's File No. 8903210032, as conveyed by instrument recorded March 21, 1989, under Auditor's File No. 8903210033.

Also TOGETHER WITH a non-exclusive easement to provide sufficient space for passenger vehicles to turn around to access Oakes avenue over and across an existing driveway located on the following described property:

The West 1/2 of Lot 3, Block 501, "Northern Pacific Addition to Anacortes," as per Plat recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington, this easement shall be for the benefit of Lot 4, Block 501, "Northern Pacific Addition to Anacortes," as per Plat recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington.

Situate in the city of Anacortes, County of Skagit, State of Washington.

Parcel "J":

That portion of Georgia Avenue, lying Northerly of the North line of Oakes Avenue, and abutting upon Blocks 601 and 701, "Northern Pacific Addition to Anacortes," as per Plat recorded in Volume

That portion of the Burlington Northern railroad right of way designated as Northern Pacific Railroad on the Plat Map of "Northern Pacific Addition to Anacortes," as per Plat recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Southeast corner of Block 901, "Northern Pacific Addition to Anacortes,";
Thence North $21^{\circ} 36' 44''$ West along the Westerly right of way of Illinois Avenue, a distance of 185.00 feet to the true point of beginning;
Thence North $21^{\circ} 36' 44''$ West, a distance of 73.05 feet, more or less, to intersect the south line of Tract 3, Plate No. 7, Tide and Shorelands;
Thence North $73^{\circ} 40' 00''$ East, a distance of 98.74 feet;
Thence North $67^{\circ} 41' 20''$ East, a distance of 270.04 feet;
Thence North $73^{\circ} 40' 00''$ East, a distance of 250.00 feet;
Thence East a distance of 100.00 feet;
Thence North $73^{\circ} 40' 00''$ East, a distance of 5.24 feet;
Thence South $14^{\circ} 38' 00''$ East, a distance of 7.00 feet to an Intersection with a curve having a radius point bearing North $11^{\circ} 56' 47''$ West, a radial distance of 684.80 feet;
Thence Easterly along the arc of said curve to the left through a central angle of $2^{\circ} 51' 28''$, an arc distance of 34.16 feet to the Intersection with a curve having a radius point bearing North $14^{\circ} 48' 15''$ West, a radial distance of 1,878.10 feet;
Thence Easterly along the arc of said curve to the left through a central angle of $21^{\circ} 22' 57''$, an arc distance of 700.90 feet;
Thence South $22^{\circ} 00' 00''$ East, a distance of 27.44 feet;
Thence North $58^{\circ} 55' 00''$ East, a distance of 79.03 feet;
Thence North $52^{\circ} 10' 00''$ East, a distance of 165.00 feet;
Thence North $46^{\circ} 20' 00''$ East, a distance of 72.98 feet;
Thence South $27^{\circ} 30' 00''$ East, a distance of 133.25 feet;
Thence South $54^{\circ} 53' 24''$ West, a distance of 166.32 feet to the Northwestern corner of Block 401 of said Plat;
Thence South $50^{\circ} 23' 01''$ West, a distance of 84.12 feet to the Northeasterly corner of Block 501 of said Plat;
Thence South $54^{\circ} 31' 45''$ West, a distance of 308.94 feet to the Northwestern corner of said Block 501; Thence South $65^{\circ} 01' 13''$ West, a distance of 170.24 feet to the Southeast corner of Block 601 of said Plat;
Thence North $21^{\circ} 36' 44''$ West along the Easterly line of said Block 601, a distance of 93.00 feet to the Northeasterly corner of said Block 601;
Thence South $71^{\circ} 37' 52''$ West, a distance of 210.34 feet to the Northwestern corner of said Block 601;
Thence South $73^{\circ} 27' 34''$ West, a distance of 80.31 feet to the Northeasterly corner of Block 701 of said Plat;
Thence South $73^{\circ} 43' 15''$ West, a distance of 301.25 feet to the Northwestern corner of said Block 701;

2 of Plats, Page 9, records of Skagit County, Washington, as vacated Under Ordinance No. 2191, recorded July 5, 1991, under Auditor's File No. 9107050103, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Parcel "K" (Leasehold):

That portion of the harbor area in front of Tract 2, Plate 7, Anacortes Tide Lands, described as follows:

Beginning at a point on the inner harbor line, which is South $71^{\circ}56'58''$ West 449.71 feet from the Northeast corner of said Tract 2;

Continuing thence along said inner harbor line South $71^{\circ}56'58''$ West 114.50 feet;

Thence South $18^{\circ}03'02''$ East 99.95 feet;

Thence South $71^{\circ}56'58''$ West 852.40 feet;

Thence North $18^{\circ}03'02''$ West, across the harbor area, for a distance of 599.95 feet to the outer harbor line;

Thence North $71^{\circ}56'58''$ East along said out harbor line for a distance of 966.90 feet;

Thence South $18^{\circ}03'02''$ East, across the harbor area, for a distance of 500.00 feet to the inner harbor line and the Point of Beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT B

PERMITTED EXCEPTIONS

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights which limit or prohibit use of the land or water.
2. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington, entitled, "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon tide and shore lands belonging to the State," approved March 9, 1893.
3. Provision, affecting a portion in the Southeast corner of Parcel "B", as contained in "Judgment and Decree" entered June 20, 1946 in Cause No. 17734 in the Superior Court for Skagit County, entitled, "MacDonalds Incorporated, a corporation, plaintiff, J. E. Trafton and Jane Doe Trafton, Defendants", as follows:

"...The defendants are hereby authorized to construct and maintain a fence upon the boundary line between plaintiff and defendant from the Northerly line of egress 30 feet East of the Southeast corner of defendant's property, leaving open a triangular piece in the Southeast corner of defendant's property created by the present crossing across railway tracks to the South of defendant's property and the plaintiffs are hereby restrained from in anywise interfering with the construction and maintenance of such fence or in any wise making use of any other portion of defendant's property except the said triangular tract."

4. Matters contained in that certain document

Entitled: Quitclaim Deed

Dated: June 10, 1987

Grantor: Burlington Northern Railroad Company

Grantee: Anacortes Property Owners Association, a Washington corporation

Recording Date: September 11, 1987

Recording No.: 8709110001

Which provides for: Reservation of the coal, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises conveyed, together with full right to explore and extract any and all such products, together with right of access to exercise said rights.

Except for the foregoing, Burlington Northern Railroad Company has no other interest in the Land. Reference is hereby made to said document for full particulars.

5. Boundary line agreement, including the terms, covenants and provisions thereof

Recording Date: March 21, 1989
Recording No.: 8903210033

6. Declaration and Grant of Easement for Access, utilities and maintenance, including the terms, covenants and provisions thereof

Recording Date: December 16, 2009
Recording No.: 200912160058

7. City of Anacortes Ordinance No. 2191, including the terms, covenants and provisions thereof

Recording Date: July 5, 1991
Recording No.: 9107050103

8. Non-exclusive easement for ingress and egress in favor of Susan B. Carpenter and Linda J. Haakenson, their successors and assigns, over the existing driveway over the Easterly one-half of Lot 4, Block 501, Northern Pacific Addition, the right to maintain their existing view with the right to trim shrubs of entries along the West and North boundaries; all as contained in that certain "Stipulation and Order of Settlement" filed July 9, 1991 in Skagit County Superior Court Cause No. 89-2-00399-9

9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year, none due and payable on the date hereof.

10. Assessments, if any, levied by the City of Anacortes.

11. City, county or local improvement district assessments, if any.

12. Assignment and Assumption of Lease Agreement, terms and conditions therein, dated June 28, 2017, recorded June 30, 2017 under Skagit County Auditor's File No. 201706300189 (pertains to Lease No. 22-A02606). Recording No. 201706300189

13. Aquatic Lands Lease, terms and conditions therein.

Grantor: Washington State Department of Natural Resources
Grantee: Lovric's Landing LLC
Dated: December 21, 2018
Recorded: January 23, 2019
Recording No. 201901230027
Lease No.: 22-A02606

Amendment and Notice of and Consent to Assignment of Lease

Recording Date: _____, 2023
Recording No.: _____

Assignment and Assumption of DNR Aquatic Lands Lease

Dated: _____, 2023

Assignor: Lovric's Landing, LLC, a Washington limited liability company

Assignee: Guemes Channel Holdings, LLC, a Washington limited liability company

Recording Date: _____, 2023

Recording No.: _____

14. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey prepared by Star Surveying, Inc., dated August 26, 2022, designated Job No. A2470

Matters shown:

- A. Trail from adjoining parcel to the South extends over boundary into Parcel I
- B. House located primarily on Parcels A and I extends up to 6.5 feet West and 4.0 feet South over boundary into Oakes Ave. (State Route 20) right-of-way
- C. Concrete retaining wall located primarily on the Land extends over Eastern boundary of Parcel I an undefined distance
- D. Storm drain located outside recorded easement area and/or without the benefit or a recorded easement at Parcel I
- E. Improvements extend over inner harbor line per DNR Survey 200110030106 at multiple locations

Thence South 70° 44' West, 209 feet to the true point of beginning;
Thence South 70° 44' West, 111 feet;
Thence South 19° 16' East, 100 feet;
Thence South 70° 44' West, 173 feet;
Thence South 22° East, 158 feet;
Thence North 58° 55' East, 82 feet;
Thence North 52° 10' East, 165 feet;
Thence North 46° 20' East, 64.3 feet, more or less, to a point that is South 27° 30' East, 165 feet from the true point of beginning;
Thence North 27° 30' West, 165 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Parcel "D":

That portion of Tract 2, of Plate No. 7, "Tide and Shorelands", as per Plat thereof, on file in the office of the board of State land commissioners at Olympia, Washington, described Tract:

BEGINNING at a point on the inner line of said Tract 2, 437.07 feet South and 609.80 feet West of the initial point thereof;
Thence North 22° West, 158 feet, to the outer line of said Tract 2;
Thence South 70° 44' West along the outer line of said Tract 2, 97.88 feet;
Thence South 22° East, 178.9 feet to the inner line of said Tract 2;
Thence North 58° 55' East along said inner Tract line 100 feet to the point of beginning,

Except that portion thereof, if any, lying South of the North line of the railroad right of way as Deeded to the Seattle and Montana Railroad Company by Deed dated May 29, 1907 and recorded under Auditor's File No. 63000 in Volume 62 of Deeds, Page 462.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Parcel "E":

That portion of Tract 2, of Plate No. 7, "Tide and Shorelands", as per Plat thereof, on file in the office of the board of State land commissioners at Olympia, Washington, described Tract:

BEGINNING at a point on the Southerly line of said Tract 2, 488.7 feet South and 695.44 feet West of the initial point of said Tract 2;
Thence South 58° 55' West, 48.2 feet;
Thence South 56° 30' West, 11.8 feet;
Thence North 22° 00' West, 191.3 feet to the inner harbor line;
Thence North 70° 44' East along said inner harbor line, 59.24 feet, more or less, to the Northwest corner of a Tract Deeded to J. E. Trafton by Deed dated December 31, 1946 and recorded under Auditor's File No. 401254;