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06/09/2023 03:28 PM Pages: 1 of 7 Fees: \$413.00  
Skagit County Auditor

After recording return to:  
Town of La Conner  
2014 Douglas Street, PO Box 400  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2023 6846  
JUN 09 2023

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

Document Title: **Quit Claim Deed and Reserved Utility Easement**  
Grantor: Town of La Conner, a municipal corporation of the State of Washington  
Grantee: Diane M. Keller, a single person  
Tax Parcel No: **P-73952**  
Abbreviated Legal: Portion of Vacated Benton Street and Vacated Alley Lying Adjacent to Lot 12 Block C, Map of La Conner

#### QUIT CLAIM DEED

The Grantor, **Town of La Conner**, a municipal corporation of the State of Washington, for the sole purpose of clearing title to former public right of way to facilitate the issuance of title insurance, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims its interest, if any it has, to **Allan E. Olson**, the Grantee, the following described real estate, including any after acquired interest of Grantor,

See **Exhibit "A"** (legal description) and **Exhibit "B"** (survey map), attached hereto and incorporated by reference.

Situate in the Town of La Conner, Skagit County, and State of Washington. In the event of a discrepancy between Exhibit "A" and Exhibit "B", the description set forth in Exhibit "A" shall control.


This deed is given to quiet title to a public right-of-way pursuant to Laws 1889-90, Chapter 19, Section 32 and Laws of 1909, Chapter 90, Section 1, in recognition that this right-of-way was "not opened or developed for public use for a five year period ending before the incorporation of the Town, which rights of way were vacated by operation of law" (Town Ordinance 1129) and not for monetary consideration. The Town of La Conner does not warrant ingress or egress to the property subject hereto.

This conveyance is subject to private easements and/or private rights-of-way, and/or other claims of use and/or possession, if any, over and across the above-described real property.

The above described property is combined with adjoining properties of Grantee, and shall not be conveyed as separate building lots without compliance with the applicable Town of La Conner subdivision code. The property described herein is to be aggregated with the property owned by Grantee as part of the recognition of the reversionary rights of Grantees to vacated streets and alleys, and is not for the purpose of creating additional building lot(s).

Grantee hereby grants to Grantor an easement across that property described in the attached Exhibit "C" for water, sanitary sewer and stormwater sewer purposes, it being the intent of the parties to preserve Grantor's access to installed utilities for maintenance purposes. Grantor shall have the right, at such times that may be necessary or convenient, to enter upon that property described in Exhibit "C" and "D" for the purpose of constructing, maintaining, repairing, altering, or reconstructing utility improvements.

Dated this 17 day of April, 2023

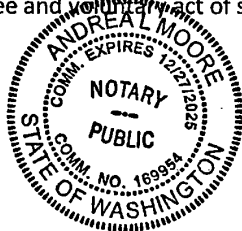
  
Ramon Hayes, Mayor

  
Finance Director

  
Town Attorney

State of Washington                    )  
  ) ss.  
County of Skagit                        )

I hereby certify that I know or have satisfactory evidence that **Ramon Hayes, the Mayor of the Town of La Conner**, is the person who appeared before me and said person acknowledged that he/she was authorized to execute the document and acknowledged it as the Mayor of the Town of La Conner to be his free and voluntary act of such party for the uses and purposes herein mentioned.



Andrew Moore  
NOTARY PUBLIC in and for the

State of Washington, residing at:

La Conner, WA

**Exhibit "A"****Diane M. Keller**

**Portion of Vacated Benton Street and Vacated Alley to be attached to Lot 12,  
Block C, Map of La Conner  
Skagit County Assessor's Parcel No. P-73952**

That portion of the North 1/2 of Benton Street between the Easterly right-of-way margin of 4th Street and the Easterly line of the Southerly projection of the Easterly line of Lot 12, Block "C", "Map of La Conner, Whatcom County, Wash. Terry. 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH that portion of the Westerly 1/2 of the alley within said Block "C" all lying adjacent to the following described lot:

Lot 12, Block "C", "Map of La Conner, Whatcom County, Wash., Terry. 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington.

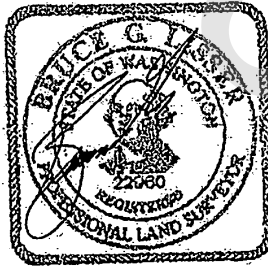
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, private and public utilities and other instruments of record.

Situate in the Town of La Conner, County of Skagit, State of Washington.

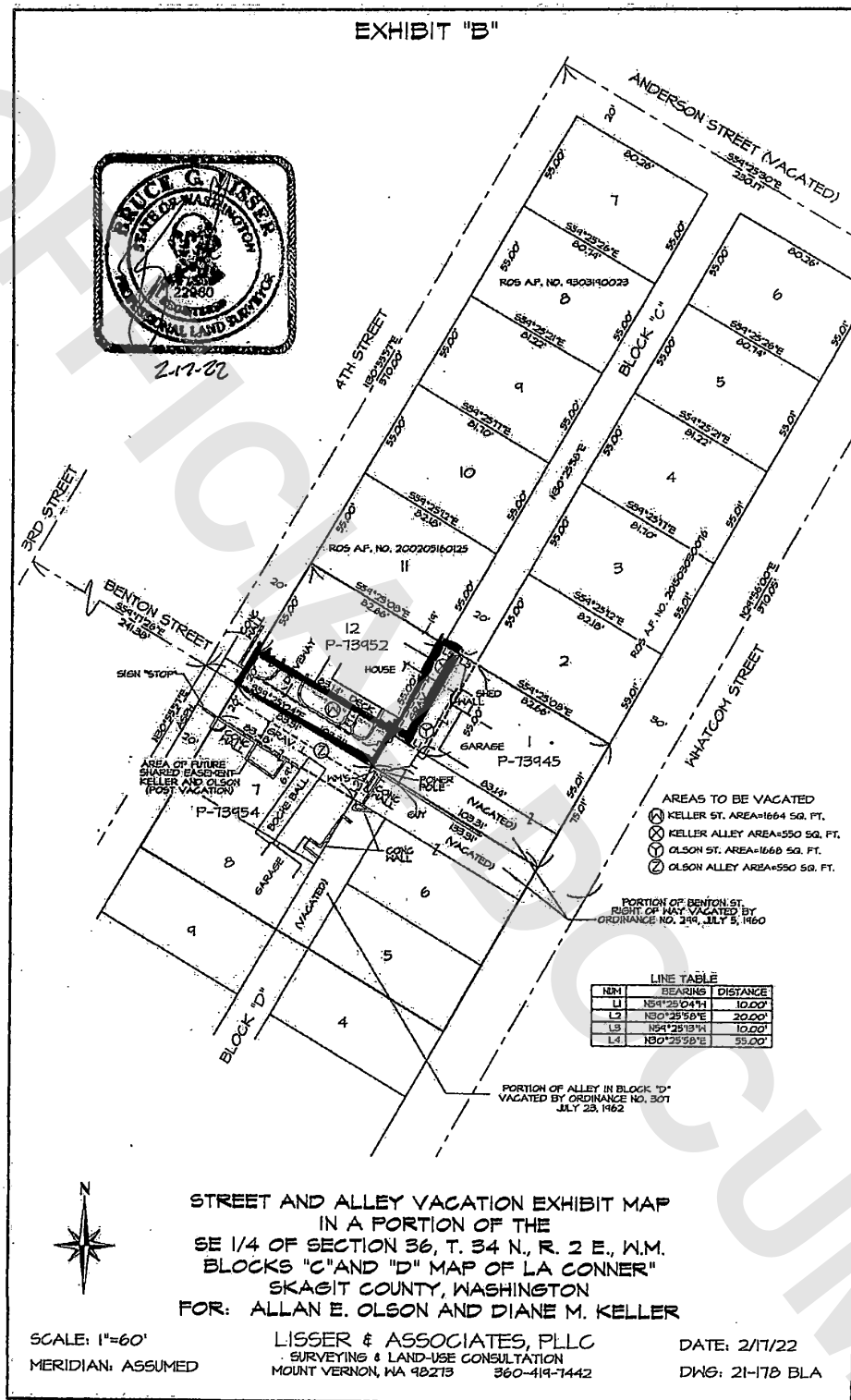
The Northerly line of said vacated alley to be on a line between the Northwestern corner of Lot 1 and the Northeasterly corner of Lot 12 in said Block C.

Alley vacation containing 550 sq ft

Benton Street vacation containing 1664 sq ft



2-16-22



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Exhibit "A"

**Easement for Diane M. Keller and Allan E. Olson  
Portion of Vacated Benton St. and Alley in Block C, Map of La Conner  
To benefit Skagit County Assessor's Parcel No's. P-73952, P-73945 and P-73954**

A non-exclusive mutually beneficial easement for ingress, egress and utilities and the maintenance thereof over, under and across a portion of vacated Benton Street and a portion of the vacated alley in Block "C", all in the "Map of La Conner, Whatcom County, Wash. Terry. 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington and being more particularly described as follows: -

BEGINNING at the centerline of said Benton Street at a point on the Easterly right of way margin of 4<sup>th</sup> Street as shown on said "Map of La Conner, Whatcom County, Wash. Terry. 1872";  
thence South 30°55'57" West along said Easterly right of way margin of 4<sup>th</sup> Street for a distance of 8.00 feet;  
thence South 59°25'04" East parallel with the centerline of said vacated Benton Street a for a distance of 86.00 feet;  
thence North 30°25'58" East for a distance of 8.00 feet, more or less to the centerline of said vacated Benton Street;  
thence South 59°25'04" East along said vacated centerline for a distance of 1.50 feet;  
thence North 81°59'34" East for a distance of 16.44 feet;  
thence North 30°25'58" East for a distance of 9.74 feet;  
thence South 59°25'04" East for a distance of 1.00 feet;  
thence North 30°25'58" East parallel with the centerline of said vacated alley in Block "C", "Map of La Conner, Whatcom County, Wash. Terry. 1872" for a distance of 36.00 feet;  
thence North 59°34'02" West for a distance of 16.00 feet;  
thence South 30°25'58" West for a distance of 39.80 feet;  
thence South 81°59'34" West for a distance of 13.07 feet;  
thence North 59°25'04" West for a distance of 75.00 feet, more or less, to said Easterly right of way margin of 4<sup>th</sup> Street at a point bearing North 30°55'57" East from the POINT OF BEGINNING;  
thence South 30°55'57" West along said Easterly right of way margin for a distance of 8.00 feet, more or less, to the POINT OF BEGINNING

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, private and public utilities and other instruments of record.

Situate in the Town of La Conner, County of Skagit, State of Washington.

Containing 2221 sq ft



217-22

