

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249432

Jan 29 2024

Amount Paid \$40501.16  
Skagit County Treasurer  
By Kaylee Oudman Deputy

AFTER RECORDING, RETURN TO:

James W. Aiken  
PO Box 958  
Redmond WA 98073

Grantor: Coulter Properties, LLC, a Washington limited liability company

Grantee: 116 West Ferry Street, LLC, a Washington limited liability company

Tax Parcel: P77410/4176-011-005-0002; P77411/4176-011-900-0008;  
P77412/4176-011-900-0107; P77451/4177-001-006-0001;  
P77452/4177-001-011-0004; P77492/4177-007-006-0008;  
P77493/4177-007-011-0001; and P109239/350424-3-082-0200

Abbrev Legal: PTNS BLK 1 & 7, TOWN OF WOOLLEY - VOL 2 PLATS, PG 92 & PTN BLK 11, WEST  
ADD TO WOOLLEY - VOL 2 PLATS, PG 89

First American Title NCS 1131026

**STATUTORY WARRANTY DEED**

Coulter Properties, LLC, a Washington limited liability Company, Grantor, for valuable consideration in hand paid conveys and warrants to 116 West Ferry Street, LLC, a Washington limited liability company, Grantee, the real property described on the attached Exhibit A, free of encumbrances except as specifically set forth on Exhibit B.

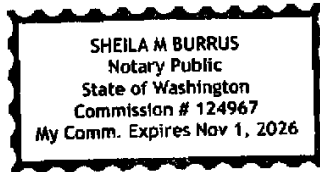
**NOTICE: THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL COVENANT GRANTED TO THE WASHINGTON STATE DEPARTMENT OF ECOLOGY ON AUGUST 15, 2022, AND RECORDED WITH THE SKAGIT COUNTY AUDITOR UNDER RECORDING NUMBER 202210190027. USES AND ACTIVITIES ON THIS PROPERTY MUST COMPLY WITH THAT COVENANT, A COMPLETE COPY OF WHICH IS ATTACHED TO THIS DOCUMENT AS EXHIBIT C.**

*SIGNATURE AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE*

DATED: 1/24, 2024.COULTER PROPERTIES, LLC.  
a Washington limited liability companyBy: [Signature]  
Travis Coulter, MemberSTATE OF WASHINGTON )  
 ) ss.  
COUNTY OF King )

On this 1/24, 2024 before me personally appeared Travis Coulter, to me known to be the duly authorized member of Coulter Properties, LLC, a Washington limited liability company and executed the foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed on behalf of Coulter Properties, LLC, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]  
Notary Public in and for the State of WashingtonResiding at: Seattle, WAMy appointment expires: 11/1/2026

**EXHIBIT A****LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

**PARCEL "A":**

THAT PORTION OF THE VACATED NORTHERN AVENUE AND OF BLOCK 11 OF "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 11; THENCE EAST ALONG THE SOUTH LINE THEREOF 210 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG SAID SOUTH LINE 91.5 FEET; THENCE NORTH TO THE RIGHT-OF-WAY OF THE SEATTLE AND NORTHERN RAILWAY COMPANY; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY TO A POINT DUE NORTH OF THE TRUE POINT OF BEGINNING; THENCE SOUTH TO THE TRUE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL "B":**

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AND LOTS 1 AND 2, BLOCK 1, "TOWN OF WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON AND OF VACATED STREETS ADJOINING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF FERRY STREET, 361.5 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 11, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE EAST ALONG THE NORTH LINE OF FERRY STREET 125 FEET; THENCE NORTH TO THE SOUTH LINE OF THE SEATTLE & NORTHERN RAILWAY RIGHT-OF-WAY AS SHOWN ON SAID PLAT; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO A POINT DUE NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH TO THE PLACE OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL "C":**

THAT PART OF BLOCK 1, "TOWN OF WOOLLEY", ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 82, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF THE VACATED STREETS ADJOINING, AND VACATED ALLEY THROUGH SAID BLOCK, THAT HAVE REVERTED BY PROCESS OF LAW LYING WITHIN THE FOLLOWING BOUNDARIES:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 1, WHICH IS 486.5 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 11, "WEST ADDITION TO WOOLLEY"; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 1 TO THE EAST LINE OF ALLEY AS PLANNED IN SAID BLOCK 1, "TOWN OF WOOLLEY"; THENCE NORTH AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID BLOCK TO THE SOUTH LINE OF THE GREAT NORTHERN RAILROAD RIGHT-OF-WAY; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY TO INTERSECT WITH A LINE

RUNNING NORTH FROM THE POINT OF BEGINNING AND AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK; THENCE SOUTH TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL "D":**

LOTS 1 TO 6, INCLUSIVE, BLOCK 7, "TOWN OF WOOLLEY" ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL "E":**

LOTS 7 THROUGH 11, INCLUSIVE, BLOCK 7, "TOWN OF WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED EASTERN AVENUE LYING WEST OF THE NORTHERN PACIFIC RIGHT-OF-WAY AND DIRECTLY EAST OF SAID BLOCK 7 WHICH HAS REVERTED TO SAID PREMISES UPON OPERATION OF LAW.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL "F":**

THAT PORTION OF BLOCK 11, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASHINGTON". AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, AND OF VACATED NORTHERN AVENUE ADJOINING ON THE NORTH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 301.5 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 11, "WEST ADDITION TO WOOLLEY": THENCE EAST ALONG THE NORTH LINE OF FERRY STREET 60 FEET; THENCE NORTH TO THE SOUTH LINE OF THE SEATTLE & NORTHERN RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RAILWAY LINE TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL "G":**

THAT PART OF BLOCK 1 "TOWN OF WOOLLEY", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 2 OF PLATS, PAGE 92, AND OF THE VACATED STREET ADJOINING AND VACATED ALLEY THROUGH SAID BLOCK, THAT HAVE REVERTED BY PROCESS OF LAW, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT 586.5 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 11, OF "WEST ADDITION TO WOOLLEY, SKAGIT COUNTY, WASH", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON IN VOLUME 2 OF PLATS, PAGE 89, AND ON THE SOUTH LINE OF BLOCK 1 OF THE "TOWN OF WOOLLEY": THENCE RUNNING NORTH TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE SEATTLE AND NORTHERN RAILWAY COMPANY; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY TO A

POINT 20 FEET WEST OF THE WEST LINE OF THE ORIGINAL RIGHT-OF-WAY OF NORTHERN PACIFIC RAILWAY CO.; THENCE SOUTH PARALLEL TO AND 200 FEET DISTANT FROM THE WEST LINE OF THE ORIGINAL RIGHT-OF-WAY OF THE NORTHERN PACIFIC RAILWAY CO. TO THE NORTH LINE OF FERRY STREET; THENCE WEST ALONG THE NORTH LINE OF FERRY STREET AND ALONG THE SOUTH LINE OF BLOCK 1 OF SAID "TOWN OF WOOLLEY", TO THE PLACE OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING WEST OF THE EAST LINE OF ALLEY AS PLANNED IN BLOCK 1, "TOWN OF WOOLLEY".

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL "H":**

TWO PARCELS OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SEDRO WOOLLEY, SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS, TO-WIT:

**PARCEL 1 OF PARCEL "H":**

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF FERRY STREET WITH THE CENTERLINE OF 40.0 FOOT WIDE EASTERN AVENUE, VACATED BY THE CITY COUNCIL OF THE CITY OF SEDRO WOOLLEY BY RESOLUTION #101, DULY PASSED AND ADOPTED ON OCTOBER 27, 1930; THENCE NORTHERLY ALONG THE CENTERLINE OF VACATED EASTERN AVENUE, 170.0 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF NORTHERN AVENUE, ACCORDING TO THE OFFICIAL PLAT OF SEDRO WOOLLEY, AS FILED IN THE COUNTY AUDITOR'S OFFICE IN SKAGIT COUNTY, WASHINGTON; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF NORTHERN AVENUE 20.3 FEET TO THE EASTERLY LINE OF SAID VACATED EASTERN AVENUE, ALSO BEING ON THE WESTERLY LINE OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) 100.0 FOOT WIDE RIGHT-OF-WAY. BEING A PORTION OF THE SAME PROPERTY AS DESCRIBED IN WARRANTY DEED FROM PHILLIP A. WOOLLEY AND KATE WOOLLEY DATED APRIL 18, 1890 AND FILED FOR RECORD APRIL 25, 1890 IN VOLUME 10 OF DEEDS, PAGE 450 OF THE RECORDS OF SAID COUNTY; THENCE NORTHERN ALONG SAID WESTERLY RIGHT-OF-WAY LINE 42.39 FEET TO THE NORTHERLY LINE OF SAID NORTHERN AVENUE, AND BEING 50.0 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) MAIN TRACK CENTERLINE OF THE BURLINGTON TO CONCRETE, WASHINGTON BRANCH LINE, AS ORIGINALLY LOCATED AND CONSTRUCTED; THENCE EASTERLY ALONG SAID NORTHERN LINE OF NORTHERN AVENUE 26.49 FEET TO A POINT BEING 25.0 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID RAILROAD COMPANY'S 100.0 FOOT WIDE RIGHT-OF-WAY; THENCE SOUTHERLY ALONG A LINE DRAWN PARALLEL WITH THE CENTERLINE OF SAID 100.0 FOOT WIDE RIGHT-OF-WAY 220.0 FEET, MORE OR LESS, TO THE SAID NORTH LINE OF FERRY STREET; THENCE WESTERLY ALONG SAID NORTH LINE OF FERRY STREET 45.69 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL 2 OF PARCEL "H":**

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WOODWORTH STREET WITH THE CENTERLINE OF 40.0 BEGINNING AT FOOT WIDE EASTERN AVENUE, VACATED BY THE CITY COUNCIL OF THE CITY OF SEDRO WOOLLEY BY RESOLUTION #101 DULY PASSED AND ADOPTED ON OCTOBER 27, 1930; THENCE NORTHERLY ALONG THE CENTERLINE OF VACATED EASTERN AVENUE 219.3 FEET, MORE OR LESS, TO THE SOUTH LINE OF 80.0 FOOT WIDE FERRY STREET; THENCE EASTERLY ALONG SAID SOUTH LINE OF FERRY STREET 45.69 FEET TO A POINT BEING 25.0 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) 100.0

FOOT WIDE RIGHT-OF-WAY, BEING A PORTION OF THE SAME PROPERTY AS DESCRIBED IN WARRANTY DEED FROM PHILLIP A. WOOLLEY AND KATE WOOLLEY DATED APRIL 18, 1890 AND FILED FOR RECORD APRIL 25, 1890 IN VOLUME 10 OF DEEDS, PAGE 450 OF THE RECORDS OF SAID COUNTY; THENCE SOUTHERLY ALONG A LINE DRAWN PARALLEL WITH THE CENTERLINE OF SAID 100.0 FOOT WIDE RIGHT-OF-WAY 219.3 FEET, MORE OR LESS. TO THE SAID NORTH LINE OF WOODWORTH STREET; THENCE WESTERLY ALONG SAID NORTH LINE OF WOODWORTH STREET 45.69 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**EXHIBIT B**  
**EXCEPTIONS TO TITLE**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water: whether or not the matters excepted under (A), (B) or (C) are shown by the Public Records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage, or electricity.
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records.
10. Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records.
11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named West Addition to the Town of Woolley, Skagit County Washington recorded January 25, 1891 in Volume 2 of Plats, Page 89.
12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Woolley The Hub of Skagit County Washington recorded June 13, 1890 as Auditor's File No. Volume 2 of Plats, Page 92.
13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. SW 2-78 recorded March 3, 1978 as Auditor's File No. 874727.
14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Record of Survey for Vern Sims Ford Ranch recorded November 1, 1996 as Auditor's File No. 9611010075.

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and or delineated on the face of the following plat/short plat/survey named Record of Survey for Tom Lane recorded February 10, 2022 as Auditor's File No. 202202100116.

16. Reservations, provisions and/or exceptions contained in instrument executed by Puget Sound Power & Light Company, a Massachusetts corporation, recorded August 11, 1949 as Auditor's File No. 434568.

17. Reservations, provisions and/or exceptions contained in instrument executed by Burlington Northern Railroad Company, a Delaware corporation, recorded July 24, 1996 as Auditor's File No. 9607240049.

18. Easement, affecting a portion of subject property for the purpose of Railway including terms and provisions thereof granted to Northern Pacific Railway Company, a corporation recorded November 2, 1929 as Auditor's File No. 228178

19. Private rights of access and utilities, if any, over vacated streets lying within the subject property.



**EXHIBIT C**

**ENVIRONMENTAL COVENANT  
SKAGIT COUNTY AUDITOR RECORDING NO. 202210190027**

*SEE ATTACHED*