

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241115

Jun 27 2024

Amount Paid \$205330.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Nicola Coluccio
5401 Doon Way
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620056003

Escrow No.: 620056003

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ortman Family LLC, a Arizona limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Nicola Coluccio, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn SWQ Sec 13, T 35, R 1 E, NWQ Sec 24, T 35 N, R 1 E and ptn Blk 243 City of Anacortes

Tax Parcel Number(s): P31488 / 350113-0-012-0009, , , ,

Tax Parcel Number(s): P56381/3772-243-006-0000

Tax Parcel Number(s): P56382/3772-243-010-0004

Tax Parcel Number(s): P56380/3772-243-003-0003

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P31535 / 350113-0-051-0100

Tax Parcel Number(s): P131777 / 350113-0-012-1009

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: 6/19/2024

Ortman Family LLC

BY: Mark Edward OrtmanMark Edward Ortman, Trustee of the Ramona Anne Ortman Irrevocable Trust dated July 25, 2012
as Sole member and authorized signerState of ARIZONA
County of MARICOPAThis record was acknowledged before me on June 19, 2024 by Mark Edward
Ortman, Anne Ortman and Mark Edward Ortman as Sole member and authorized signer,
Sole member and Trustee, respectively, of Ortman Family
LLC.

(Signature of notary public)

Notary Public in and for the State of ARIZONAMy appointment expires: 1/18/2025

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P31488 / 350113-0-012-0009, , , and

Parcel A:

Parcel A, COA BLA-2012-0004, recorded under Auditor's File No. 201307020094, more particularly described as follows:

Lots 7 through 10, Block 243, City of Anacortes, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Together with that portion of Lots 1 through 6 of said Block 243 described as follows:

Beginning in the Southeast corner of Lot 1 of said Block 243;
 thence North 0°33'28" East along the East boundary of Lot 1 30.00 feet;
 thence South 45°32'58" West 14.14 feet;
 thence North 89°25'33" West parallel with the South boundary of said Block 243, 154.87 feet;
 thence North 0°32'42" East, 55.82 feet;
 thence North 23°51'19" West, 36.29 feet to the East boundary of said Lot 7 projected North into the vacated 11th Street right of way;
 thence South 0°32'36" West along the West boundary of said Lot 7, 108.85 feet to the South boundary of said Block 243;
 thence South 89°25'33" East, 179.84 feet to the Point of Beginning.

Also together with that portion of those certain strips, parcels or tracts of land in Section 24 and Government Lot 5 of Section 13, Township 35 North, Range 1 East of the Willamette Meridian, shown and designated on the original Plat of the City of Anacortes as "Seattle and Northern Railway Company's Station Ground", and as "Reserved right-of-way for Company's right-of-way for the Seattle and Northern Railway, according to a certain paper in writing in escrow with John P. Hoyt, dated May 28, 1889", described as follows:

Commencing at the intersection of the centerline of "B" Avenue and Eleventh Street;
 thence North 0°33'28" East along the centerline of "B" Avenue a distance of 40.00 feet to the South line of Block 242 extended Easterly;
 thence North 0°33'28" East a distance of 177.32 feet to a point on curve which lies 30 feet Southerly (and radially) from the centerline of the railroad, as now located and constructed, the radius point of said curve being North 20°49'23" West a distance of 985.37 feet from the above described "point on curve";
 thence Westerly, on a curve to the right, through a central angle of 3°01'28", an arc distance of 52.01 feet;
 thence South 72°08'22" West, parallel with the 30 feet distant (Southeasterly) from the center of said Railroad a distance of 13.19 feet to the beginning of a curve to the left having a radius of 925.37 feet;
 thence along said curve to the left through a central angle of 5°04'10", an arc distance of 215.52 feet, said point being 30 feet Southerly (as measured radially) from the centerline of the railroad;
 thence South 58°47'46" West a distance of 31.17 feet to the point of beginning;
 thence South 23°51'19" East, 69.39 feet;
 thence North 66°08'41" East, 8.00 feet;

EXHIBIT "A"
Legal Description
(continued)

thence South 23°51'19" East, 44.69 feet to the point on curve on the original Railroad right of way line, said curve having a radius of 7,789.44 feet, the radius point of said curve being North 23°57'58" West a distance of 7,789.44 feet from the above described "point on curve";
thence Southwesterly along said curve to the right having a radius of 7,789.44 feet, through a central angle of 0°53'54", an arc distance of 122.14 feet to the Northwestern corner of Lot 10 of said Block 243, and the Easterly margin of "A" Avenue, according to said plat;
thence North 0°34'54" East, along the Northerly extension of said Easterly margin of "A" Avenue, 115.00 feet to a point on a line that is parallel with and 30 feet distant Southeasterly from the centerline of said Railroad (as measured at right angles);
thence North 58°47'46" East, along said parallel line, 67.08 feet to the point of beginning.

Together with that portion of vacated 11th Street which would attach by operation of law in accordance with City of Anacortes Ordinance No. 2824 described as follows:

Commencing in the Northwestern corner of Lot 10, of said Block 243 also a point on curve of the original Railroad right of way line, said curve having a radius of 7,789.44 feet, the radius point of said curve being North 23°04'04" West and a distance of 7,789.44 feet from the above described "point on curve";
thence Northeasterly along said curve to the left having a radius of 7,789.44 feet, through a central angle of 0°24'44", an arc distance of 56.04 feet to the Point of Beginning;
thence continuing on said curve through a central angle of 0°29'10" an arc distance of 66.10 feet;
thence South 23°51'19" East, 29.87 feet;
thence North 89°25'33" West, 72.60 feet to the Point of Beginning.

Situated in Skagit County, Washington.

Parcel B:

Parcel B, COA BLA-2012-0004, recorded under Auditor's File No. 201307020094, more particularly described as follows:

That portion of those certain strips, parcels or tracts of land in Section 24 and Government Lot 5 of Section 13, Township 35 North, Range 1 East of the Willamette Meridian, shown and designated on the original Plat of the City of Anacortes as "Seattle and Northern Railway Company's Station Ground", and as "Reserved right-of-way for Company's right-of-way for the Seattle and Northern Railway, according to a certain paper in writing in escrow with John P. Hoyt, dated May 28, 1889", described as follows:

Commencing at the intersection of the centerline of "B" Avenue and Eleventh Street;
thence North 0°33'28" East along the centerline of "B" Avenue a distance of 40.00 feet to the South line of Block 242 extended Easterly;
thence North 0°33'28" East a distance of 177.32 feet to a point on curve which lies 30 feet Southerly (and radially) from the centerline of the railroad, as now located and constructed, the radius point of said curve being North 20°49'23" West a distance of 985.37 feet from the above described "point on curve";
thence Westerly, on a curve to the right, through a central angle of 3°01'28", an arc distance of 52.01 feet;

EXHIBIT "A"
Legal Description
(continued)

thence South 72°08'22" West, parallel with the 30 feet distant (Southeasterly) from the center of said Railroad a distance of 13.19 feet to the beginning of a curve to the left having a radius of 925.37 feet; thence along said curve to the left through a central angle of 5°04'10", an arc distance of 81.88 feet, said point being 30 feet Southerly (as measured radially) from the centerline of the railroad, said point also being the point of beginning;
thence South 9°17'24" East a distance of 128.45 feet to the point on curve on the original Railroad right of way line, said curve having a radius of 7,789.44 feet, the radius point of said curve being North 24°48'57" West a distance of 7,789.44 feet from the above described "point on curve";
thence Southwesterly along said curve to the right having a radius of 7,789.44 feet, through a central angle of 0°54'42", an arc distance of 123.93 feet;
thence North 23°51'19" West, 44.69 feet;
thence South 66°08'41" West, 8.00 feet;
thence North 23°51'19" West, 69.39 feet to a point on a line that is parallel with and 30 feet distant Southeasterly from the centerline of said railroad (as measured at right angles);
thence North 58°47'46" East, along said parallel line, 31.17 feet to a point of curvature in said parallel line;
thence along the arc of said curve to the right having a radius of 925.37 feet, through a central angle of 8°16'25" an arc distance of 133.63 feet to the point of beginning.

Together with that portion of vacated 11th Street which would attach by operation of law in accordance with City of Anacortes Ordinance No. 2824 described as follows:

Beginning in the Southwest corner of Block 242, City of Anacortes, according to the Plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;
thence Southwest along the original Railroad right of way line, said curve having a radius of 7,789.44 feet, the radius point of said curve being North 24°48'57" West, a distance of 7,789.44 feet from the above described "point on curve";
thence Southwesterly along said curve to the right having a radius of 7,789.44 feet, through a central angle of 0°54'42", an arc distance of 123.93 feet;
thence South 23°51'19" East, 29.87 feet;
thence South 89°25'33" East, 14.12 feet;
thence North 65°35'30" East, 94.71 feet;
thence North 0°34'27" West, 39.56 feet to the point of beginning.

Situated in Skagit County, Washington.

Parcel C:

Parcel C, COA BLA-2012-0004, recorded under Auditor's File No. 201307020094, more particularly described as follows:

Those portions of Lots 4, 5 and 6 of Block 243, City of Anacortes, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.
Together with that portion of vacated 11th Street which would attach by operation of law in accordance with City of Anacortes Ordinance No. 2824:

Described as follows:

EXHIBIT "A"
Legal Description
(continued)

Commencing in the Northeast corner of said Block 243;
thence West along the North boundary of Block 243, 74.96 feet to the point of beginning;
thence West along said North boundary of Block 243 a distance of 19.44 feet;
thence South 0°33'28" West, 80.00 feet;
thence North 89°25'33" West, 70.49 feet;
thence North 0°32'42" East, 55.82 feet;
thence North 23°51'19" West, 26.56 feet;
thence South 89°25'33" East along the North boundary of said Block 243, 14.12 feet;
thence North 65°35'30" East, 94.71 feet;
thence South 89°25'33" East, 0.95 feet;
thence South 0°34'27" West, 40.00 feet to the point of beginning.

Situated in Skagit County, Washington.

Parcel D:

Parcel D, COA BLA-2012-0004, recorded under Auditor's File No. 201307020094, more particularly described as follows:

Those portions of Lots 1, 2, 3 and 4 of Block 243, City of Anacortes, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Beginning in the Northeast corner of said Block 243;
thence West along the North boundary of Block 243, 94.37 feet;
thence South 0°33'28" West, 80.00 feet;
thence South 89°25'33" East, 84.38 feet;
thence North 45°32'58" East, 14.14 feet to the East boundary of said Block 243;
thence North 0°33'28" East along said East boundary, 70.00 feet to the point of beginning.

Situated in Skagit County, Washington.

Parcel E:

THAT PORTION OF Block 243, CITY OF ANACORTES, according to the Plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 243;
THENCE NORTH 0°33'46" EAST ALONG PROJECTION OF WEST EDGE OF SAID BLOCK A
DISTANCE OF 308.10 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 0°33'46" EAST 102.32 FEET;
THENCE NORTH 70°44'00" EAST 130.63 FEET;
THENCE NORTH 62°14'00" EAST 77.28 FEET;
THENCE SOUTH 8°56'58" EAST 70.47 FEET TO AN INTERSECTION WITH A CURVE HAVING A
RADIUS POINT BEARING SOUTH 22°52'05" EAST A RADIUS DISTANCE OF 925.36 FEET;
THENCE WESTERLY ALONG AN ARC OF SAID CURVE TO THE LEFT THROUGH A C/A 8-16-25
AN ARC DISTANCE OF 133.62 FEET;

EXHIBIT "A"
Legal Description
(continued)

THENCE SOUTH 58°51'30" WEST 98.98 FEET TO THE POINT OF BEGINNING.

Situated in Skagit County, Washington.

Parcel P31488 / 350113-0-012-0009; Parcel P31535 / 350113-0-051-0100; Parcel P131777 /
350113-0-012-1009; Parcel P56380 / 3772-243-003-0003; Parcel P56381 / 3772-243-006-0000;
Parcel P56382 / 3772-243-010-0004

EXHIBIT "B"

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 (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Map of City of Anacortes.
Recording No.: Volume 2 of Plats, pages 4 through 7

3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Burlington Northern Railroad
Recording Date: September 11, 1987
Recording No.: 8709110001

4. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Anacortes Property Owner's Association
Recording Date: July 8, 1988
Recording No.: 8807080016

5. Encroachment Agreement

Executed by: City of Anacortes and Mark E. and Ramona Anne Ortman
Recording Date: September 1, 2004
Recording No.: 200409010145

6. Record of Survey recorded under Skagit County recording number 200502170146.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: Construction, operation, maintenance and repair of a non-motorized, public, handicapped accessible, recreation trail.
Recording Date: July 23, 2010
Recording No.: 201007230112

EXHIBIT "B"**Exceptions
(continued)**

Affects: A portion of Parcel B

8. Ordinance No. 2824 - An ordinance vacating a right of way of certain portions of 11th street

Recording Date: August 2, 2010
Recording No.: 201008020105

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 23, 2011
Recording No.: 201105230111

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 23, 2011
Recording No.: 201105230112

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Utility easement, access easement, and an access and utility easement
Recording Date: April 4, 2013
Recording No.: 201304040054, which is a re-record of 201302200025

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment :

Recording No: 201307020094

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

**Exceptions
(continued)**

14. Assessments, if any, levied by City of Anacortes.
15. City, county or local improvement district assessments, if any.
16. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 17, 2024
between Nicola Coluccio and/or assigns ("Buyer")
Buyer
and Ortman Family LLC ("Seller")
Seller
concerning 1114 B Avenue Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate
Nicola Coluccio 05/17/2024
Buyer Date

Authenticate
Mark Edward Ortman 05/19/2024
Ortman Family, LLC Seller Date

Buyer Date

Seller Date