



**202605150065**

05/15/2026 01:10 PM Pages: 1 of 16 Fees: \$318.50  
Skagit County Auditor

After Recording Return to:

PORT OF ANACORTES  
317 COMMERCIAL AVE  
ANACORTES, WA 98221

**QUITCLAIM DEED**

**GRANTOR(S):** CITY OF ANACORTES

**GRANTEE(S):** PORT OF ANACORTES

**ABBREVIATED LEGAL DESCRIPTION:** PNT OF SW 1/4, SEC. 18, T35N, R2E, W.M.

**TAX PARCEL NO(S):** 350218-0-018-0007 / P32877

**REF. NO(S):** N/A

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**QUITCLAIM DEED**

Grantor, City of Anacortes, a Washington municipal corporation, for valuable consideration conveys and quitclaims to the Port of Anacortes, a Washington municipal corporation, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of Grantor therein:

See attached **Exhibit A** – Legal Description of Property Conveyed to Grantee.

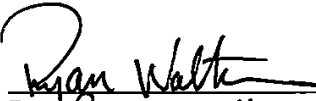
See attached **Exhibit B** – Map Depicting Property Conveyed to Grantee.

Grantor retains a temporary easement for repair and maintenance of that portion of Market Street along with City utilities located in the area vacated by Ordinance 4080 (**Exhibit C**) until such time as construction of the realigned Market Street is complete.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 11<sup>th</sup> day of MAY, 2026.

**GRANTOR:**

**CITY OF ANACORTES**

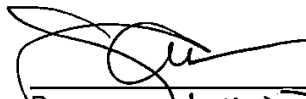
  
By: Ryan Walters  
Its: Mayor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2026-1150  
MAY 15 2026  
Amount Paid \$ 8  
By [Signature] Skagit Co. Treasurer  
Deputy

IN WITNESS WHEREOF, Grantee has accepted this Quitclaim Deed this 8<sup>th</sup> day of MAY, 2026.

**GRANTEE:**

**PORT OF ANACORTES**

  
By: John DUMAS  
Its: Executive Director

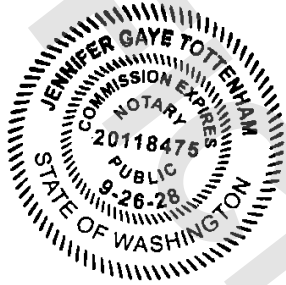
\*\*\*Notary on Following Pages\*\*\*



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Ryan Walker to me known to be the **MAYOR** of the **CITY OF ANACORTES**, and acknowledged the said instrument to be the free and voluntary act and deed of said City, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument on behalf of the City of Blaine.

GIVEN under my hand and official seal this 11 day of May, 2026.



Jennifer Gaye Tottenham  
Print Name: Jennifer Gaye Tottenham  
NOTARY PUBLIC in and for the  
State of Washington, Residing at Anacortes, WA  
My Commission Expires: 9/26/28

**EXHIBIT A**  
**[LEGAL DESCRIPTION OF PROPERTY]**



**Pacific Surveying & Engineering, Inc**  
 land surveying • civil engineering • consulting • environmental  
 809 Squallicum Way #111, Bellingham, WA 98225  
 Phone 360.671.7387 Facsimile 360.671.4685 Email [info@pssurvey.com](mailto:info@pssurvey.com)

**EXHIBIT 'A'**

**RIGHT OF WAY VACATION AREA LEGAL DESCRIPTION**

THAT PORTION OF PLATE NO. 9 TIDE AND SHORELANDS OF ANACORTES HARBOR ACCORDING TO THE MAP THEREOF IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON ALSO BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 34 OF SAID PLATE; THENCE ALONG THE SOUTH MARGIN OF 9<sup>TH</sup> STREET SOUTH 88°08'14" EAST, 183.36 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS NORTH 01°51'46" EAST A DISTANCE OF 197.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°22'17" A DISTANCE OF 279.78 FEET TO A POINT OF NON-TANGENT CURVATURE, FROM WHICH THE RADIUS POINT BEARS NORTH 06°07'47" WEST A DISTANCE OF 180.00 FEET; THENCE EAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°43'11" A DISTANCE OF 2.26 FEET TO THE EAST MARGIN OF R AVENUE PER SAID PLATE; THENCE ALONG SAID MARGIN AND THE EXTENSION THEREOF SOUTH 01°50'55" WEST, 127.77 FEET TO THE CENTERLINE OF 9<sup>TH</sup> STREET; THENCE ALONG THE CENTERLINE OF SAID STREET SOUTH 88°08'14" EAST, 4.11 FEET TO THE EAST MARGIN OF THE GNRR RIGHT-OF-WAY ALSO BEING A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS NORTH 61°06'08" WEST A DISTANCE OF 849.02 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'27" A DISTANCE OF 45.55 FEET TO THE SOUTH RIGHT OF WAY MARGIN OF 9<sup>TH</sup> STREET; THENCE ALONG SAID MARGIN NORTH 88°08'14" WEST, 179.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,050 SQUARE FEET, MORE OR LESS.

SITUATE IN THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON.

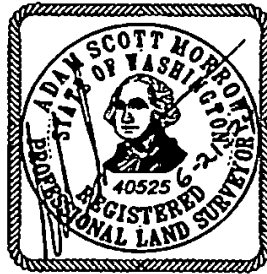
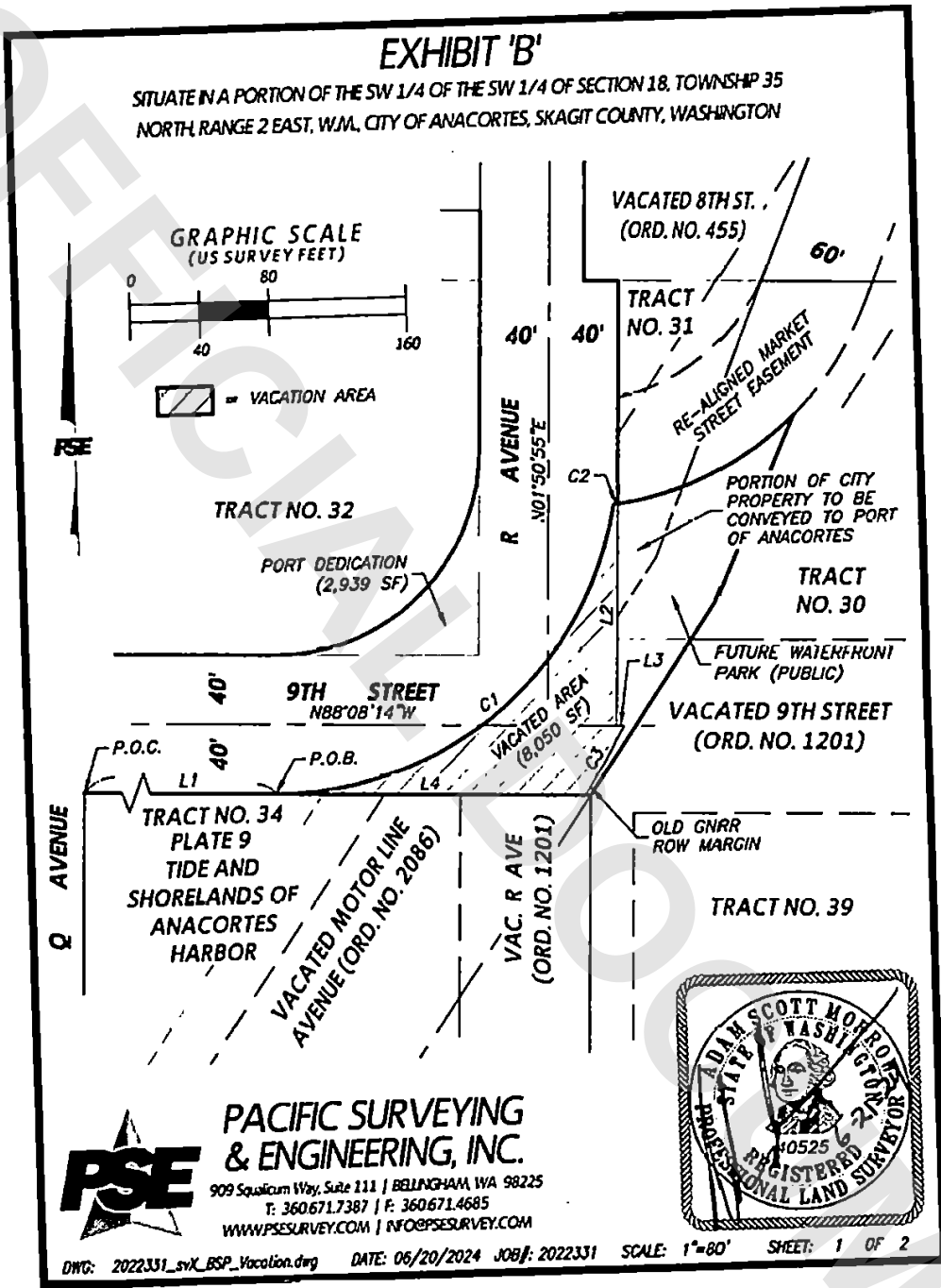


EXHIBIT B  
[MAP DEPICTING PROPERTY]



QUITCLAIM DEED - 6

### EXHIBIT 'B'

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 35  
NORTH, RANGE 2 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°08'14"W	183.36
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CURVE TABLE			
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DWG: 2022331\_svK\_BSP\_Vacation.dwg    DATE: 06/20/2024    JOB#: 2022331    SCALE: N/A    SHEET: 2 OF 2

**EXHIBIT C**  
**[VACATION ORDINANCE 4080]**

QUITCLAIM DEED - 8

UNOFFICIAL DOCUMENT

**ORDINANCE NO. 4080**

**AN ORDINANCE VACATING A PORTION OF R AVENUE AND 9TH STREET**

**THE CITY COUNCIL OF THE CITY OF ANACORTES DOES HEREBY ORDAIN AS FOLLOWS:**

**WHEREAS**, the Port of Anacortes (the "Port" or the "Petitioner") submitted a Petition to vacate an approximately 8,050 square foot portion of right-of-way at R Avenue and 9<sup>th</sup> Street abutting Skagit County Parcel Numbers P32881, P32885, P32886, and P32887 (the "Vacated Area"), which is described in Exhibit "A" and depicted in Exhibit "B" attached hereto;

**WHEREAS**, the Vacated Area currently includes a portion of Market Street;

**WHEREAS**, the Port has submitted to the City of Anacortes (the "City") a proposal for the redevelopment of the area including Market Street and the Vacated Area (the "Project") utilizing the Framework Development Plans process in AMC 19.20.230;

**WHEREAS**, Market Street will be relocated and realigned to intersect with R Avenue as part of the Project, which will improve traffic flow and safety as compared to the existing intersection of Market Street, R Avenue and 9<sup>th</sup> Street;

**WHEREAS**, the relocation and realignment of R Avenue and 9<sup>th</sup> Street will include a dedication from the Port to the City of approximately 2,939 square feet of property (the "Port Dedication"), which is depicted in Exhibit "C" Attached hereto;

**WHEREAS**, the Port proposed to use the Port Dedication as alternative compensation pursuant to AMC 12.50.110;

**WHEREAS**, the Port Dedication will be conveyed for Port purposes and be utilized for the realignment of R Avenue and 9<sup>th</sup> Street;

**WHEREAS**, the realignment of Market Street allows the Vacated Area to be opened for non-street purposes such as for public view, park and recreational purposes;

**WHEREAS**, as part of the Project, the Vacated Area is intended to be a public park or open space;

**WHEREAS**, the Port provided the City with an appraisal of both the Vacated Area and the Port Dedication conducted by a MAI and State certified general real estate appraiser (the "Appraisal") pursuant to AMC 12.50.120.B;

**WHEREAS**, the Appraisal showed the value of the Vacated Property was \$100,000.00 and the value of the Port Dedication is \$40,000.00;

**WHEREAS**, pursuant to AMC 12.50.110.B the City Council may approve alternative compensation in the amount of one-half of the fair market value of the Port Dedication (the "Alternative Compensation");

**WHEREAS**, the difference between the value of the Vacated Property (\$100,000.00) and the Alternative Compensation (\$20,000.00) is \$80,000.00 (the "Valuation Balance");

**WHEREAS**, pursuant to AMC 12.50.130, the City shall deposit the Valuation Balance in a reserve account designated for the improvement of the public park or open space to be located in the Vacated Property;

**WHEREAS**, at the May 6, 2024 City Council meeting, Resolution 3150 was adopted scheduling a public hearing for June 17, 2024 to consider the petition; and

**WHEREAS**, per AMC Chapter 12.50 Street and Alley Vacation provides the criteria and procedure for petitions to vacate City right-of-way; and

**WHEREAS**, the City reviewed the Port's petition, narrative, and associated documents;

**WHEREAS**, the City provide public notice for a hearing as required by AMC 12.50.040;

**WHEREAS**, City Council held a public hearing on said proposal on June 17, 2024;

**WHEREAS**, the City Council hereby finds that the proposed vacation will provide a significant benefit to the public by providing a new water-view public space in the Vacated Area and improving traffic flow and safety by facilitating the realignment of 9<sup>th</sup> Street, R Avenue, and Market Street;

**WHEREAS**, the Vacated Area is not required to maintain public access or connectivity between Market Street, R Avenue, and 9<sup>th</sup> Street;

**WHEREAS**, the substitution of the Port Dedication and realignment of Market Street will provide a more useful and safe public roadway;

**WHEREAS**, public use of the Vacated Area will continue after the vacation as this property will be owned and maintained by the Port as a public park or open space;

**WHEREAS**, the City Council has considered all objections to the proposed vacation; and

**WHEREAS**, the City Council hereby finds that the petition, including the proposed compensation, meets the requirements of AMC Chapter 12.50; now therefore,

**THE CITY COUNCIL OF THE CITY OF ANACORTES, DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** Findings of Fact and Conclusions of Law.

All of the recitals are hereby adopted as findings and conclusions.

**SECTION 2.** Vacations.

The street and alley right-of-way areas within the City of Anacortes described in Exhibit "A" and depicted in Exhibit "B" are hereby vacated subject to the following condition:

2.1 **Port Dedication.** The Port shall dedicate a right-of-way to the City over the Port Dedication, as shown in Exhibit "C" for purposes of the realignment of Market Street.

2.2 **Compensation.** The Port shall provide the City with the Compensation outlined in Section 3.

2.3 **Use of Vacated Area.** The Port shall use the Vacated Area to develop a public park or open space.

2.4 **Reversion.** If the Port fails to meet these conditions, the right of way vacated by this Ordinance will revert to the City of Anacortes.

**SECTION 3.** Compensation.

3.1 **Port Dedication.** The Port shall dedicate a right-of-way to the City for the Port Dedication either on the face of a plat or binding site plan, or via separate conveyance instrument as directed by the City upon the City approval of permits for the realignment of Market Street.

3.2 **Payment.** The Port shall pay the City the Valuation Balance upon the City approval of permits for the realignment of Market Street. The City shall hold the Valuation Balance in a reserve account for the purpose of making improvements to the public park or open space to be located on the Vacated Property.

**SECTION 4.** Reservation to City. To the extent the vacation authorized by this Ordinance occurs prior to the construction of the realigned Market Street, the City hereby reserves an easement for the repair and maintenance of the portion of Market Street, along with any City utilities, located within the Vacated Area, pursuant to AMC 12.50.080.

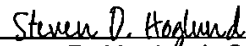
**SECTION 5.** Effective Date: This ordinance shall take effect 5 (five) days after execution.

**PASSED AND APPROVED** this 1<sup>st</sup> day of July 2024.

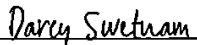
**CITY OF ANACORTES:**

BY:   
Matt Miller, Mayor

**ATTEST:**

  
Steven D. Hoglund, City Clerk Treasurer

**APPROVED AS TO FORM:**

  
Darcy J. Swetnam, WSBA #40530  
City Attorney



**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](mailto:info@psurvey.com)

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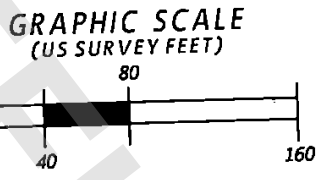
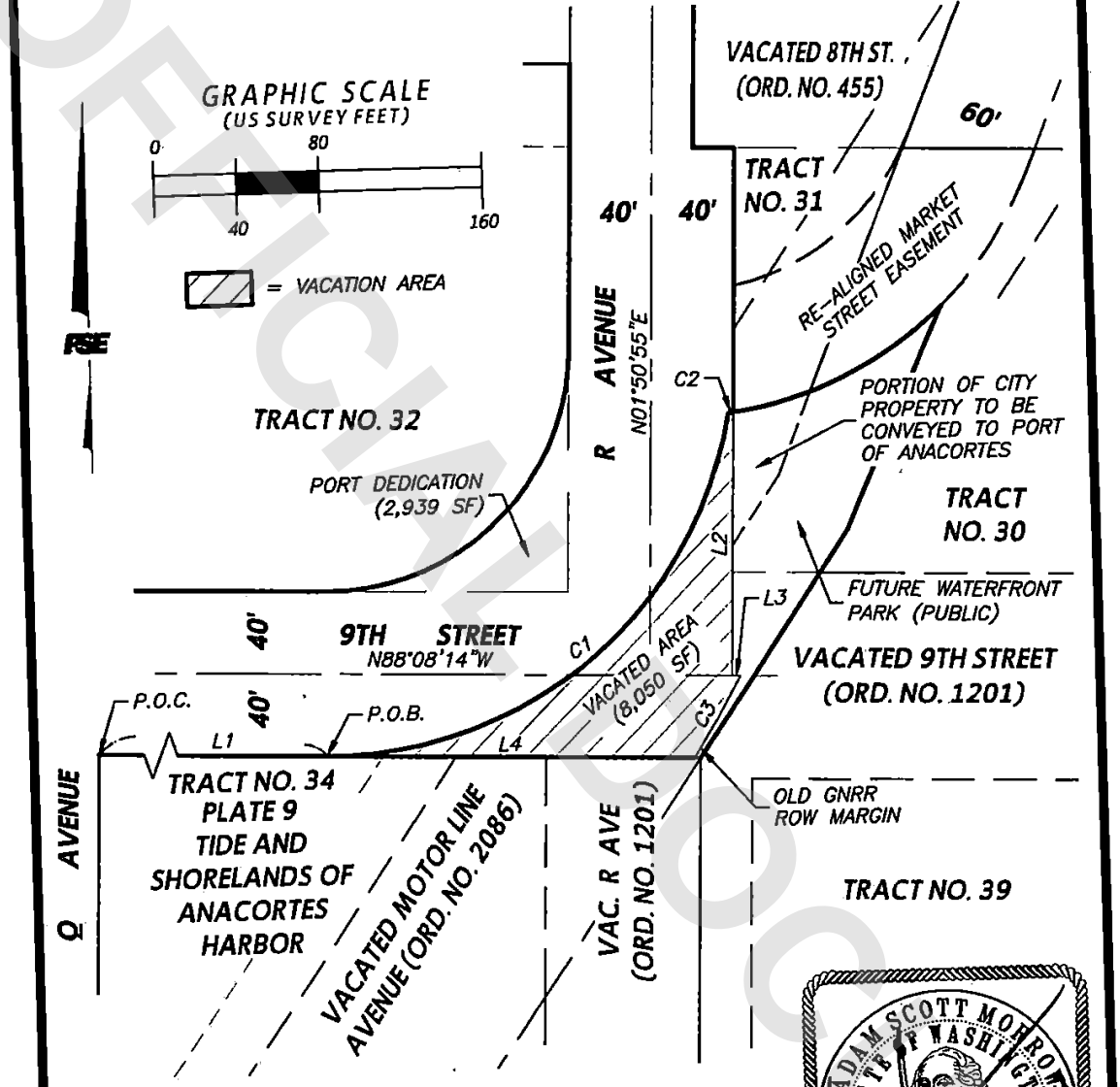
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SITUATE IN THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON.



# EXHIBIT 'B'

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON



= VACATION AREA

Q AVENUE



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### EXHIBIT 'B'

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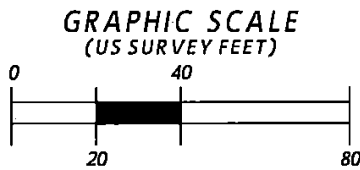
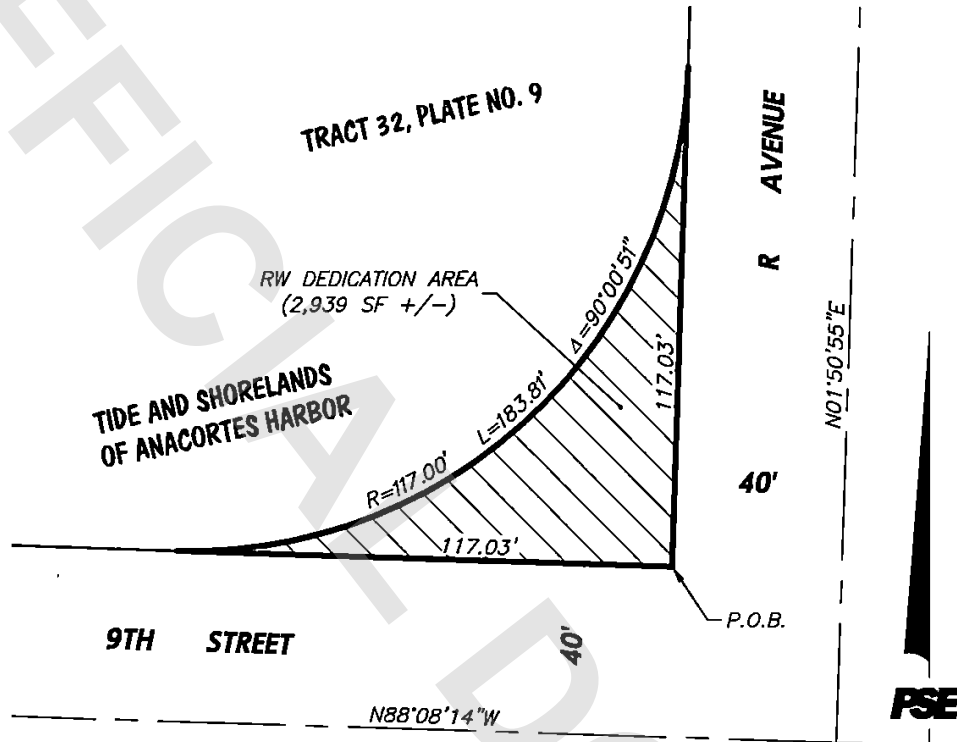
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# EXHIBIT 'C'

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 35 NORTH,  
RANGE 2 EAST, W.M., CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON



= RIGHT OF WAY  
DEDICATION AREA



**PACIFIC SURVEYING  
& ENGINEERING, INC.**

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