

200104190121

Skagit County Auditor

4/19/2001 Page 1 of 10 3:30:30PM

When recorded return to:

City of Anacortes  
P.O. Box 547  
Anacortes, WA 98221

**ISLAND TITLE COMPANY**  
QA 3652  
**ACCOMMODATION RECORDING**

**LICENSE**

THE GRANTOR, Mr. Hugh Thomas Wynn and Mrs. Sylvia Wynn, for valuable considerations, receipt of which is hereby acknowledged, conveys, and grants to the City of Anacortes, a municipal corporation, as grantee, a license, in perpetuity, for existing sewer improvements as of 3/1/01 over, under, upon, along and through the real property situated in Skagit County, Washington and described in Attachment A; any further above ground improvements shall require Grantor's written consent.

P56379

P31489

SEE ATTACHMENT A

ptn 61K 242  
CITY OF ANACORTES

2  
ptn GL 5 13-35-1

SUBJECT TO AND TOGETHER WITH license, reservations, restrictions, covenants and other instruments of record, with the right, privilege and authority to said City to use the above-described land for the installation and maintenance of sewage pump station controls and associated electrical panels and deflector walls (herein collectively referred to as the devices) as depicted on attachment "B", SCHEDULE B, LIFT STATION NO. 3 DEFLECTION WALL DESIGN. The devices shall be attached to a concrete retaining wall located within the license. The devices shall be located approximately between 63 feet from the southern most end and 65 feet from the northern most end of the north south running portion of the described retaining wall. The GRANTEE shall not place additional devices that are not depicted on attachment "B", SCHEDULE B, LIFT STATION NO. 3 DEFLECTION WALL DESIGN on the retaining wall. The GRANTEE retains the right to replace the devices shown on attachment "B", SCHEDULE B; LIFT STATION NO. 3 DEFLECTION WALL DESIGN with similar devices to perform identical functions should that become necessary for maintenance purposes. The GRANTEE shall not change the location of the described devices in a way that will cause any portion of any of the devices to extend to an area outside the boundary in Attachment A; to the west of the retaining wall; or to extend above the top of the retaining wall. Should the installation of

the devices in any way cause damage to the retaining wall, should the retaining wall in the vicinity of the devices fail to support the devices, or should a motor vehicle strike any of the devices and cause damage to the wall the GRANTEE shall hold the GRANTOR harmless, the GRANTEE shall repair the damage and return the wall to as good or better condition than before the damage occurred. Additionally should any person make any claim of damage caused directly or indirectly by the devices the GRANTEE shall hold the GRANTOR harmless. The GRANTEE shall also place and maintain no more than two electrical enclosures and an associated radio telemetry antenna on a post near the northern most end of the retaining wall. The radio antenna shall be placed no higher than the top of the retaining wall. The Grantee shall move its above ground equipment as necessary for wall maintenance and/or repair.

There is reserved for the GRANTOR, and any heirs and assigns, the right and privilege to use the above-described land of the GRANTOR, at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment by the GRANTEE, its successors and assigns, of the rights and privileges herein granted. There is reserved for the GRANTOR the right of access over and through the license area for the life of the contract. The GRANTEE is responsible for operating and maintaining the above-described works of improvement.

Dated: April 9, 2001 Tax Account Numbers: P56379 and P31489



200104190121  
, Skagit County Auditor

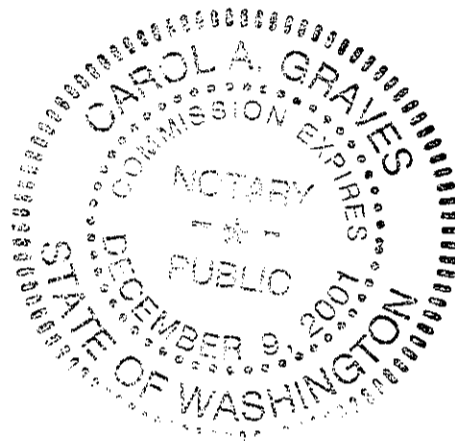
UNOFFICIAL

RE: Wynn License

**GRANTOR:**

Hugh Thomas Wynn  
Hugh Thomas Wynn

Sylvia Wynn  
Sylvia Wynn



STATE OF WASHINGTON )  
COUNTY OF SKAGIT.....) ss.

On this 9<sup>th</sup> day of April, 2001 before me personally appeared Hugh & Sylvia Wynn  
~~AND~~ \_\_\_\_\_, to me known to be the individuals who executed the within and foregoing  
instrument, and acknowledged said instrument to be their free and voluntary act and deed, for the uses and  
purposes therein mentioned.

GIVEN under my hand and official seal this 9<sup>th</sup> day of April, 2001.

Carol A Graves Carol A Graves  
Notary Public in and for the State of Washington,  
Residing at Anacortes.

My commission expires: 12/9/01



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Skagit County Auditor

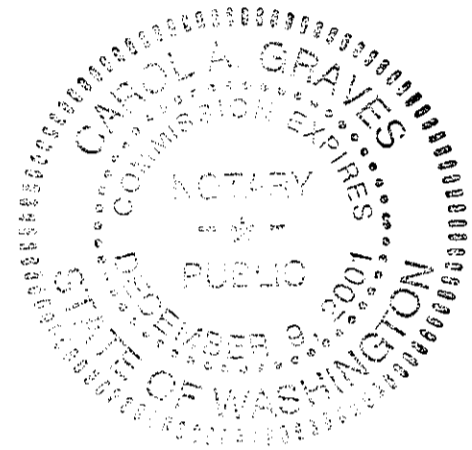
UNOFFICIAL

RE: Wynn License

**GRANTEE: CITY OF ANACORTES:**

H. Dean Maxwell  
H. Dean Maxwell, Mayor

George Khtaian Deputy City Clerk  
George Khtaian, City Clerk



STATE OF WASHINGTON )  
COUNTY OF SKAGIT..... ) ss.

On this 11th day of April, 2001 before me personally appeared H. Dean Maxwell, to me known to be the individual who executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of April, 2001.

Carol A. Graves  
Notary Public in and for the State of Washington,  
Residing at Anacortes.

My commission expires: 12/9/01



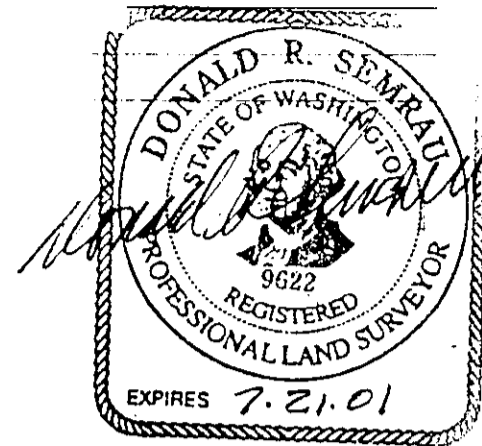
200104190121  
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**Attachment A**

**DESCRIPTION FOR THE CITY OF ANACORTES**

**Utilities Easement**

**Hugh Thomas Wynn and Sylvia R. Wynn to the City of Anacortes**



A four (4) foot wide easement in a portion of the West Half of vacated "B" Avenue lying between the North line of Eleventh Street and the Northwesterly boundary of Block 242, "MAP OF THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, extended Northeasterly, and a portion of those certain strips, parcels, or tracts of land in Government Lot 5 of Section 13, Township 35 North, Range 1 East, W.M., shown and designated on the said map of the City of Anacortes as "SEATTLE AND NORTHERN RAILWAY COMPANY'S STATION GROUND", and as "RESERVED RIGHT OF WAY FOR THE SEATTLE AND NORTHERN RAILWAY", the Easterly line of said four (4) foot wide easement being more particularly described as follows:

Commencing at the intersection of the centerline of "B" Avenue and Eleventh Street as shown on said Plat;  
thence North 0°37'11" East along the centerline of "B" Avenue a distance of 40.00 feet to the South line of said Block 242 extended Easterly,  
thence continuing North 0°37'11" East 57.00 feet to the True Point of Beginning of said Easterly line;  
thence continuing North 0°37'11" East 15.00 feet to the terminus of said Easterly line of the four (4) foot wide easement.

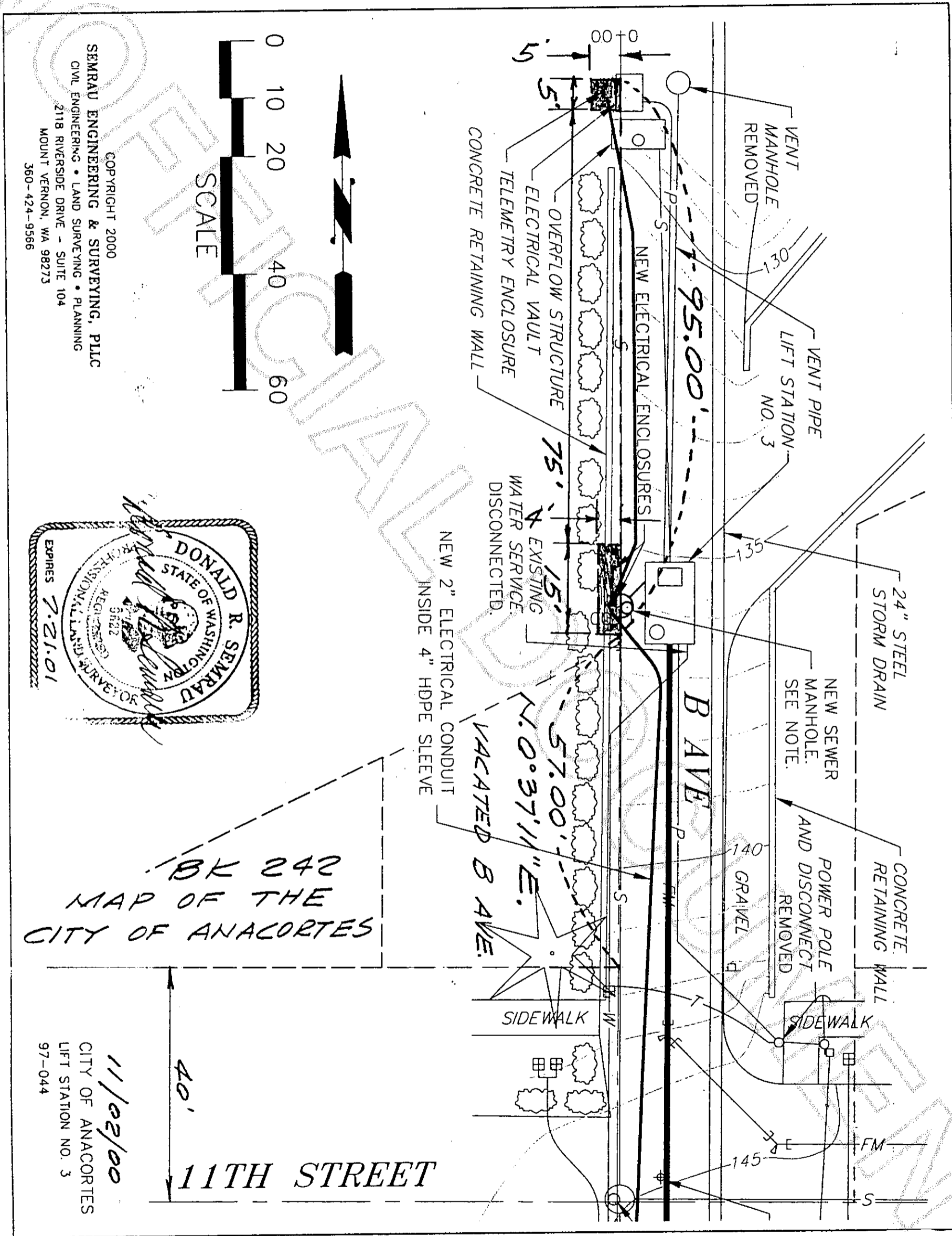
AND ALSO a five (5) foot wide easement in a portion of the West Half of vacated "B" Avenue lying between the North line of Eleventh Street and the Northwesterly boundary of Block 242, "MAP OF THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, extended Northeasterly, and a portion of those certain strips, parcels, or tracts of land in Government Lot 5 of Section 13, Township 35 North, Range 1 East, W.M., shown and designated on the said map of the City of Anacortes as "SEATTLE AND NORTHERN RAILWAY COMPANY'S STATION GROUND", and as "RESERVED RIGHT OF WAY FOR THE SEATTLE AND NORTHERN RAILWAY", the Easterly line of said four (4) foot wide easement being more particularly described as follows:

Commencing at the intersection of the centerline of "B" Avenue and Eleventh Street as shown on said Plat;  
thence North 0°37'11" East along the centerline of "B" Avenue a distance of 40.00 feet to the South line of said Block 242 extended Easterly,  
thence continuing North 0°37'11" East 147.00 feet to the True Point of Beginning of said Easterly line;  
thence continuing North 0°37'11" East 5.00 feet to the terminus of said Easterly line of the five (5) foot wide easement.

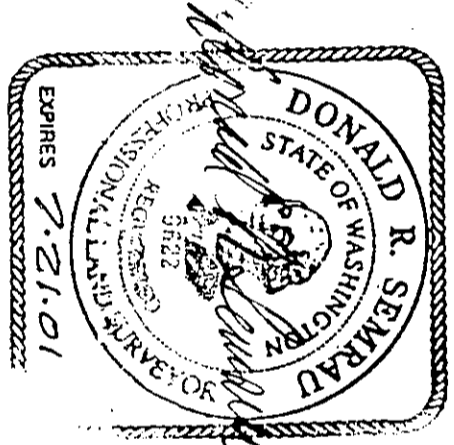
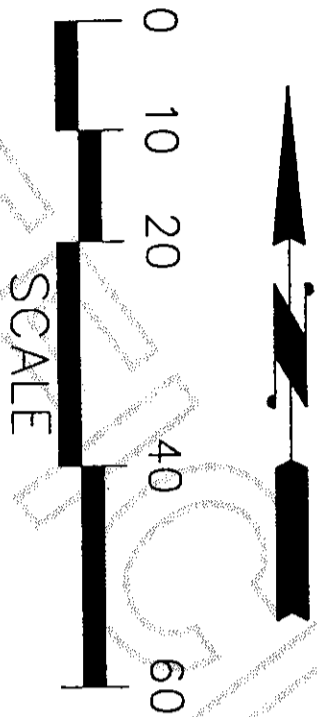
Situate in the City of Anacortes, County of Skagit, State of Washington



200104190121  
, Skagit County Auditor



SEMRAU ENGINEERING & SURVEYING, PLLC  
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING  
 2118 RIVERSIDE DRIVE - SUITE 104  
 MOUNT VERNON, WA 98273  
 360-424-9566  
 COPYRIGHT 2000



BK 242  
 MAP OF THE  
 CITY OF ANACORTES

11/02/00  
 CITY OF ANACORTES  
 LIFT STATION NO. 3  
 97-044



JERRY MCINTURFF  
SKAGIT COUNTY AUDITOR

93 JUN 15 11:42

RECORDED... FILED  
REQUEST OF

*Anderson Rode*

9306150048

QUIT CLAIM DEED

THE GRANTORS, HUGH THOMAS WYNN and SYLVIA R. WYNN, husband and wife, in consideration of One Dollar, convey and quitclaim unto HUGH THOMAS WYNN and SYLVIA R. WYNN, as Trustees of the WYNN FAMILY TRUST, dated the 11<sup>th</sup> day of June, 1993, the GRANTEES, the following described real property located in Skagit County, Washington, legally described as follows:

As set forth in Exhibit A, which is attached hereto and incorporated by reference herein.

DATED this 11<sup>th</sup> day of June, 1993.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JUN 15 1993

Amount Paid  
Skagit Co. Treasurer  
Deputy

*Hugh Thomas Wynn*  
HUGH THOMAS WYNN

*Sylvia R. Wynn*  
SYLVIA R. WYNN

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )

ss

I certify that I know or have satisfactory evidence that HUGH THOMAS WYNN and SYLVIA R. WYNN signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 6/11/93

*Kevin R. Wallace*  
Notary Public in and for the State of Washington, residing at *Sedro Woolley*

My appointment expires: 3-30-96

9306150048

QUITCLAIM DEED - 1

ORIGINAL

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LAW OFFICES OF  
ANDERSON & RODE  
1101 8TH STREET, SUITE D  
P. O. BOX 727  
ANACORTES, WASHINGTON 98221



200104190121

Skagit County Auditor

EXHIBIT A

DESCRIPTION:

That portion of the Burlington Northern Railroad designated as reserve right-of-way for the Seattle and Northern Railroad as shown on the plat "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH a portion of Tract 14 of Plate No. 8 of the tide and shorelands of Section 13, Township 35 North, Range 1 East, W.H., Anacortes Harbor, all being more particularly described as follows:

Beginning at the intersection of 11th Street and "B" Avenue of said plat;  
thence North  $0^{\circ}33'35''$  East along the northerly projection of the centerline of "B" Avenue, a distance of 217.06 feet to the true point of beginning being an intersection with a curve having a radius point bearing North  $20^{\circ}46'49''$  West, a radial distance of 985.37 feet;  
thence Southwesterly along the arc of said curve to the right through a central angle of  $2^{\circ}58'54''$ , an arc distance of 51.28 feet;  
thence South  $72^{\circ}12'05''$  West, a distance of 13.20 feet to the beginning of a curve to the left having a radius of 925.36 feet;  
thence along the arc of said curve through a central angle of  $5^{\circ}04'10''$ , an arc distance of 81.88 feet;  
thence North  $8^{\circ}56'58''$  West, a distance of 70.47 feet;  
thence North  $62^{\circ}14'00''$  East, a distance of 169.11 feet to the intersection with the northerly projection of the centerline of "B" Avenue;  
thence South  $0^{\circ}33'35''$  West, a distance of 98.99 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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, Skagit County Auditor



All of Block 242, "MAP OF THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, TOGETHER WITH that portion of the West Half of vacated "B" Avenue lying between the North line of Eleventh Street and the Northwestern boundary of said Block 242 extended Northeasterly, TOGETHER WITH portions of those certain strips, parcels, or tracts of land in Government Lot 5 of Section 13, Township 35 North, Range 1 East, W.M., shown and designated on the said map of the City of Anacortes as "SEATTLE AND NORTHERN RAILWAY COMPANY'S STATION GROUND", and as "RESERVED 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:

Beginning at the intersection of the centerline of "B" Avenue and Eleventh Street as shown on said Plat; thence North  $0^{\circ}27'11''$  East along the centerline of "B" Avenue a distance of 40.00 feet to the South line of said Block 242 extended Easterly, and the true point of beginning; thence North  $0^{\circ}37'11''$  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  $20^{\circ}49'23''$  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  $3^{\circ}01'23''$ , an arc distance of 52.01 feet; thence South  $72^{\circ}12'05''$  West, parallel with and 30 feet distance (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  $5^{\circ}04'10''$ , an arc distance of 81.88 feet, said point being 30 feet southerly (as measured radially) from the centerline of the railroad; thence South  $9^{\circ}13'41''$  East a distance of 120.45 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  $24^{\circ}48'57''$  West a distance of 7,789.44 feet from the above described "point on curve"; thence Northeasterly on said curve to the left, through a central angle of  $0^{\circ}00'22''$ , an arc distance of 0.82 feet, to the westerly corner of Block 242; thence South  $89^{\circ}24'09''$  East along the South line of Block 242 and said South line extended, a distance of 115.13 feet to the true point of beginning;

SUBJECT TO easement for underground trunk and/or lateral sewers in favor of the City of Anacortes, a municipal corporation, recorded November 15, 1961, under Auditor's No. 614521, affecting the East eight feet (8') of the West Half of B Avenue produced northerly from the North line of 11th Street to Great Northern Railroad right of way;

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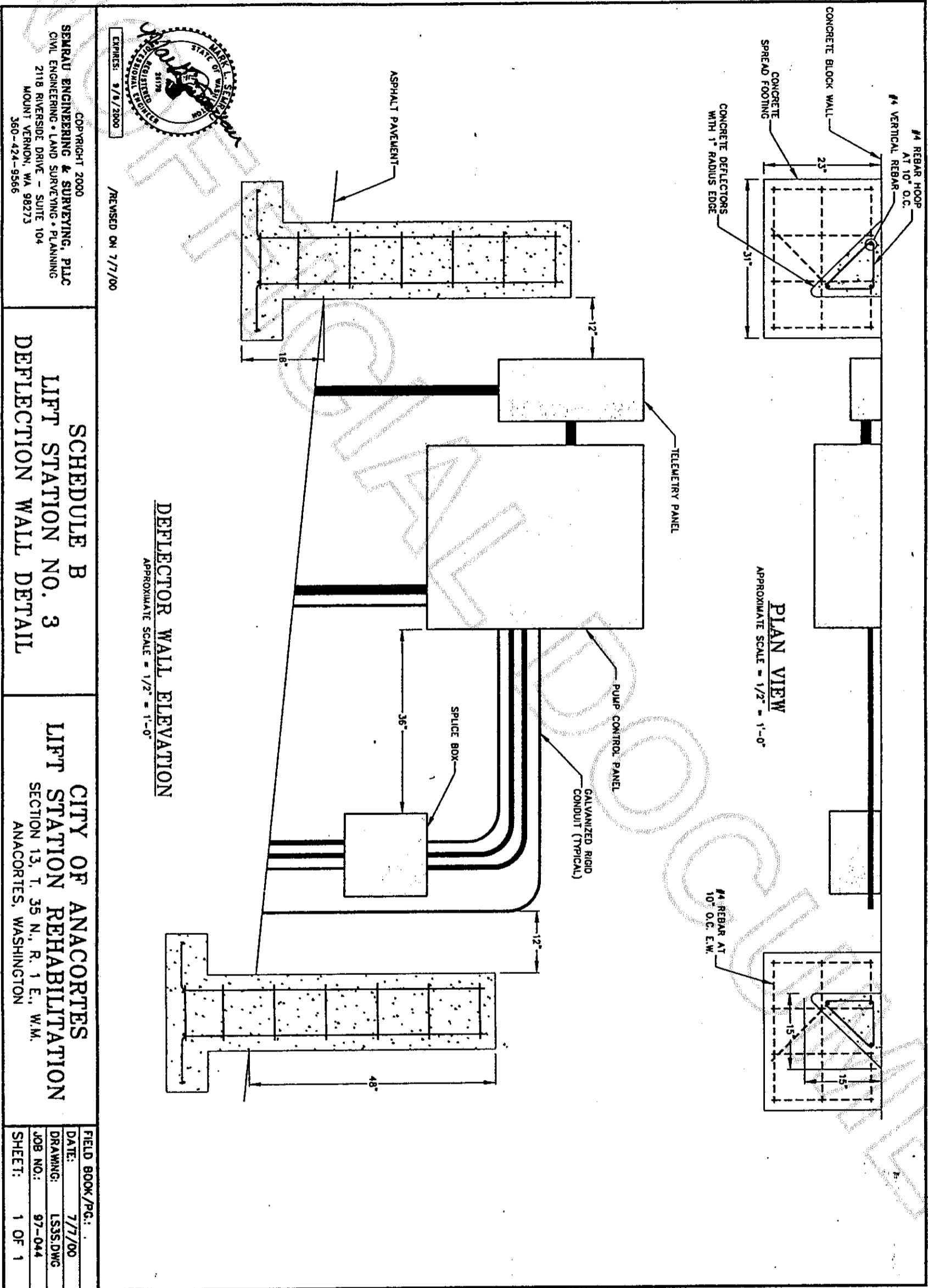
200104190121  
Skagit County Auditor

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3:30:30PM

Attachment B



STATE OF WASHINGTON  
 PROFESSIONAL ENGINEER  
 EXPIRES: 9/3/2000  
 SEMRAU ENGINEERING & SURVEYING, PLLC  
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING  
 2118 RIVERSIDE DRIVE - SUITE 104  
 MOUNT VERNON, WA 98273  
 360-424-9566

SCHEDULE B  
 LIFT STATION NO. 3  
 DEFLECTION WALL DETAIL

CITY OF ANACORTES  
 LIFT STATION REHABILITATION  
 SECTION 13, T. 35 N., R. 1 E., W.M.  
 ANACORTES, WASHINGTON

FIELD BOOK/P.C.:	7/7/00
DATE:	LS35.DWG
DRAWING:	97-044
JOB NO.:	1 OF 1
SHEET:	

