

When recorded return to:

City of Sedro-Woolley
ATTN: City Attorney
325 Metcalf Street
Sedro-Woolley WA 98284



201703020116

Skagit County Auditor \$81.00
3/2/2017 Page 1 of 9 2:08PM

Document Title: Quit Claim Deed
Grantor: Rita Street LLC, a Washington Limited Liability Company
Grantee: City of Sedro-Woolley, a Washington Municipal Corporation
Legal Description: Ptn of the SE 1/4 of the SW 1/4 of SEC 24, TWP 35N, RNG 4 E
Parcel No.: P37585

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 02 2017

QUIT CLAIM DEED

Amount Paid \$
Skagit Co. Treasurer
By *MAM* Deputy

THE GRANTOR(S) RITA STREET LLC, a Washington Limited Liability Company, for and in consideration of mutual benefits in deeding for any municipal purpose, conveys and quit claims to the **CITY OF SEDRO-WOOLLEY**, a Washington municipal corporation, without any reversionary interest, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) herein:

See Attached Exhibits A, B and C

Assessor's Parcel Number: P37585

DATED: 2/16/17

Jason Boggs

Tiffany Boggs

Paul Woodmansee

LeAnn Woodmansee

Tim Woodmansee

Lexie Woodmansee

FEB 2 2017

STATE OF WASHINGTON

ss.

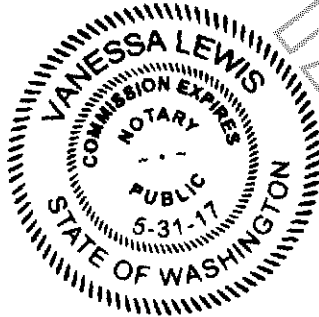
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Jason Boggs is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute that instrument and acknowledge it as Member of RITA STREET LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 2/16/2017

Title Vanessa Lewis Notary

My appointment expires 5/31/2017



STATE OF WASHINGTON

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Tiffany Boggs is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute that instrument and acknowledge it as Member of Rita Street LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 2/16/2017

Title Vanessa Lewis Notary

My appointment expires 5/31/2017



STATE OF WASHINGTON

ss.

COUNTY OF Skagit

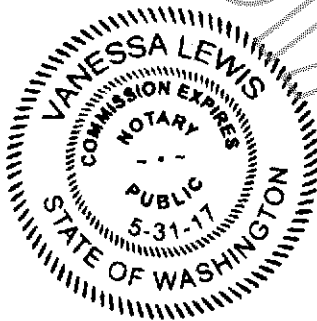
I certify that I know or have satisfactory evidence that Paul Woodmansee is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute that instrument and acknowledge it as Member of Rita Street LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 2/16/2017



Title Vanessa Lewis - Notary

My appointment expires 5/31/2017




STATE OF WASHINGTON

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that LeAnn Woodmansee is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute that instrument and acknowledge it as Member of Rita Street LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 2/16/2017



Title Vanessa Lewis Notary

My appointment expires 5/31/2017



STATE OF WASHINGTON

COUNTY OF Skagit

ss.

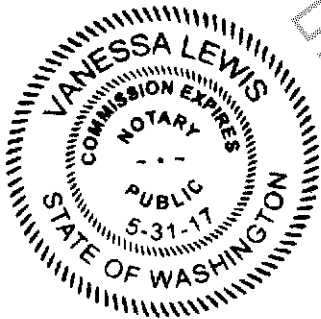
I certify that I know or have satisfactory evidence that Tim Woodmansee is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute that instrument and acknowledge it as Member of Rita Street LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 2/16/2017

[Signature]

Title Vanessa Lewis Notary

My appointment expires 5/31/2017



STATE OF WASHINGTON

COUNTY OF Skagit

ss.

I certify that I know or have satisfactory evidence that Lexie Woodmansee is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute that instrument and acknowledge it as Member of Rita Street LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 2/16/2017

[Signature]

Title Vanessa Lewis Notary

My appointment expires 5/31/2017

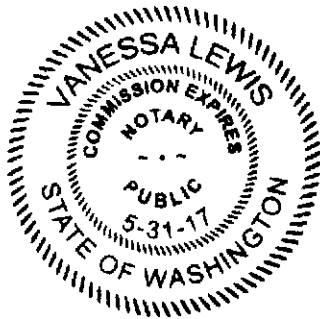


Exhibit "A"
Rita Street Right-of-way

That portion of the below described Tract "X" lying Westerly of the following described line:

BEGINNING at the Southwest corner of the Southwest 1/4 (Southwest Section corner) of Section 24, Township 35 North, Range 4 East, W.M.; thence North $88^{\circ}42'20''$ East along the South line of said subdivision for a distance of 1,307.32 feet, more or less, to the Southwest corner of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 24; thence continue North $88^{\circ}42'20''$ East along said South line for a distance of 30.00 feet to the TRUE POINT OF BEGINNING of said line; thence North $0^{\circ}23'28''$ West parallel with the West line of said West 1/2 of the Southeast 1/4 of the Southwest 1/4 for a distance of 837.88 feet, more or less, to the intersection with a line drawn parallel with and a distance of 200.00 feet Westerly, as measured at right angles from the Railroad Company's Main Track and being the terminus of said line.

Tract "X"

That portion of the Railway Company's Station Ground property at Sedro-Woolley, Washington, situated in the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 35 North, Range 4 East, W.M., Skagit County, Washington, more particularly described as follows:

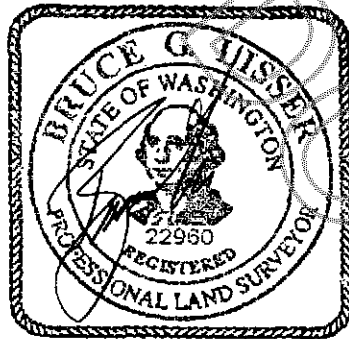
BEGINNING at the Southwest corner of said West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 24; thence Northerly along the West line of said West 1/2 of the Southeast 1/4 of the Southwest 1/4, a distance of 690 feet, more or less, to the intersection with a line drawn parallel with and distant 200.00 feet Westerly, as measured at right angles from said Railway Company's Main Track centerline, as now located and constructed. thence Northeasterly along the last described parallel line, 235 feet, more or less, to the Southerly line of that certain strip of land described in easement for public roadway and other purposes from Burlington Northern, Inc., to the City of Sedro-Woolley, Washington, recorded January 3, 1973, in Volume 106, page 488, as Document No. 779702, in and for said County; thence Easterly, deflecting an angle of $65^{\circ}21'30''$, as measured from North to East from the last described course, 190 feet, more or less, to a point being 25.0 feet Westerly, as measured at right angles from said Main Track centerline; thence Southwesterly parallel with said Main Track centerline 660.00 feet;

thence Westerly at right angles, 25 feet, more or less, to a point being 15.0 feet Westerly, as measured at right angles from said Railway Company's spur track centerline, as now located and constructed;
thence Southerly parallel with said spur track centerline, 340 feet, more or less, to the South line of said West 1/2 of the Southeast 1/4 of the Southwest 1/4;
thence West along said South line to the POINT OF BEGINNING.

EXCEPT that portion thereof, if any, lying within City of Sedro-Woolley road right-of-way commonly known as Rita Street.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



12-8-10

Exhibit "B"
Storm Drainage "Pond" Tract

That portion of the below described Tract "X" lying Easterly and Southerly of the following described line:

BEGINNING at the Southwest corner of the Southwest 1/4 (Southwest Section corner) of Section 24, Township 35 North, Range 4 East, W.M.; thence North $88^{\circ}42'20''$ East along the South line of said subdivision for a distance of 1,307.32 feet, more or less, to the Southwest corner of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 24; thence continue North $88^{\circ}42'20''$ East along said South line for a distance of 30.00 feet to the TRUE POINT OF BEGINNING of said line; thence North $0^{\circ}23'28''$ West parallel with the West line of said West 1/2 of the Southeast 1/4 of the Southwest 1/4 for a distance of 313.97 feet; thence South $80^{\circ}17'27''$ East for a distance of 83.12 feet, more or less, to a point 25.0 feet Westerly, as measured at right angles from the Railway Company's Main Track and being the terminus of said line.

Tract "X"

That portion of the Railway Company's Station Ground property at Sedro-Woolley, Washington, situated in the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 35 North, Range 4 East, W.M., Skagit County, Washington, more particularly described as follows:

BEGINNING at the Southwest corner of said West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 24; thence Northerly along the West line of said West 1/2 of the Southeast 1/4 of the Southwest 1/4, a distance of 690 feet, more or less, to the intersection with a line drawn parallel with and distant 200.00 feet Westerly, as measured at right angles from said Railway Company's Main Track centerline, as now located and constructed. thence Northeasterly along the last described parallel line, 235 feet, more or less, to the Southerly line of that certain strip of land described in easement for public roadway and other purposes from Burlington Northern, Inc., to the City of Sedro-Woolley, Washington, recorded January 3, 1973, in Volume 106, page 488, as Document No. 779702, in and for said County; thence Easterly, deflecting an angle of $65^{\circ}21'30''$, as measured from North to East from the last described course, 190 feet, more or less, to a point being 25.0 feet Westerly, as measured at right angles from said Main Track centerline; thence Southwesterly parallel with said Main Track centerline 660.00 feet;

thence Westerly at right angles, 25 feet, more or less, to a point being 15.0 feet Westerly, as measured at right angles from said Railway Company's spur track centerline, as now located and constructed;
thence Southerly parallel with said spur track centerline, 340 feet, more or less, to the South line of said West 1/2 of the Southeast 1/4 of the Southwest 1/4;
thence West along said South line to the POINT OF BEGINNING.

EXCEPT that portion thereof, if any, lying within City of Sedro-Woolley road right-of-way commonly known as Rita Street.

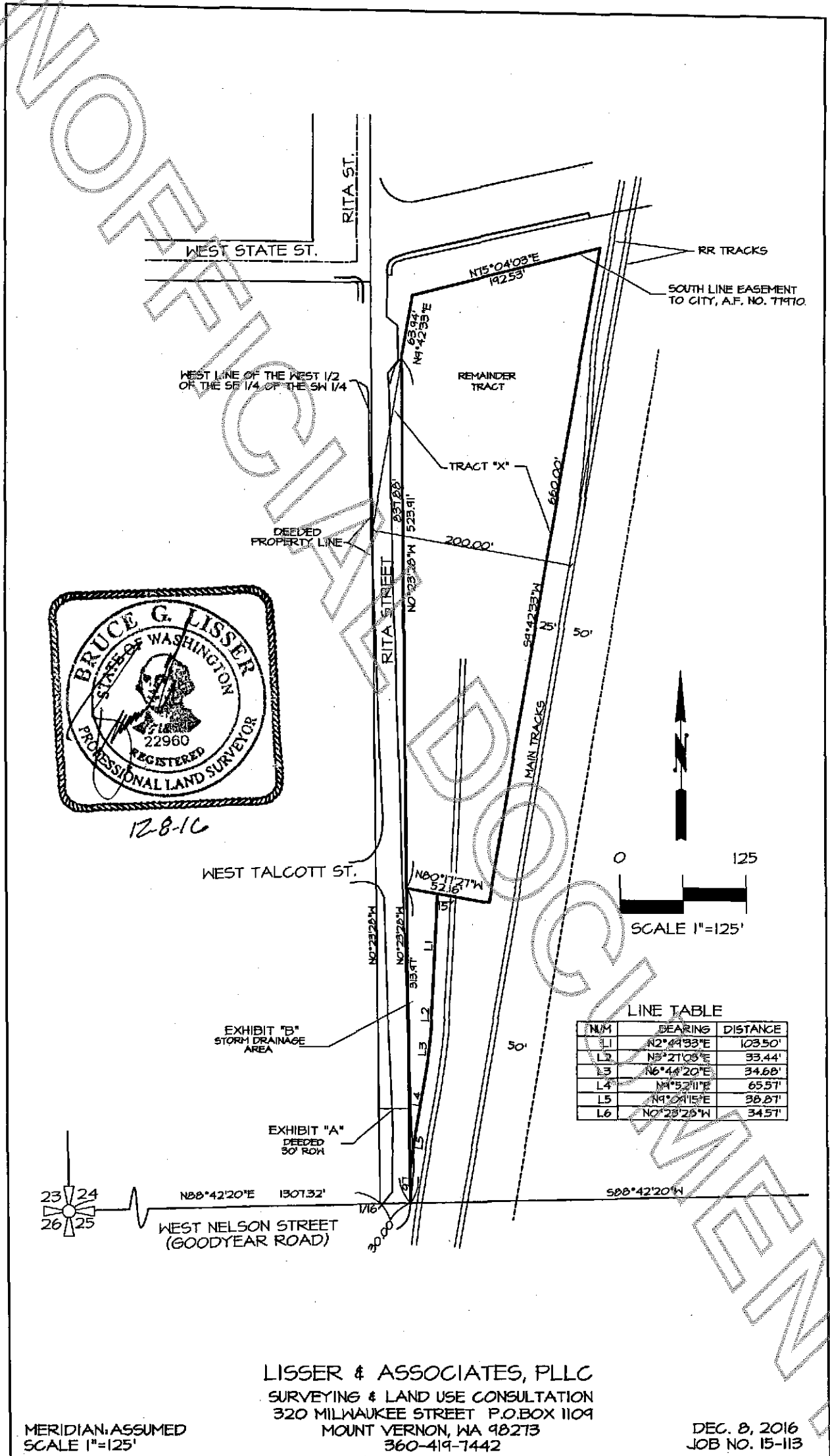
ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



12-8-16

EXHIBIT "C"



LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND USE CONSULTATION
 320 MILWAUKEE STREET P.O. BOX 1109
 MOUNT VERNON, WA 98273
 360-419-7442

MERIDIAN: ASSUMED
 SCALE 1"=125'

DEC. 8, 2016
 JOB NO. 15-113