

AFTER RECORDING, RETURN TO:

Land Title & Escrow
3010 Commercial Avenue
Anacortes, WA 98221

Land Title & Escrow
Order No. 01-184802-OE

Document Title:

Statutory Warranty Deed

Reference Number :

Grantor(s):

additional grantor names on page ___.

1. R & S Management Co., LLC, a Washington limited liability company

2.

Grantee(s):

additional grantee names on page___.

1. SNWY Holdings, LLC, a Washington limited liability company

2.

Abbreviated legal description:

full legal on page(s) ___.

Lot 3, Ptn Lot 4, SP AN-94-005 (Ptn NW 1/4, 30-35-2 E W.M.)

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___.

350230-2-208-0300 P33184

AFTER RECORDING RETURN TO:

John E. Casperson
Holmes, Weddle and Barcott, P.C.
3101 Western Avenue, Suite 500
Seattle, WA 98121
(206)292-8008

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is made effective the 3rd day of September, 2021, by and between R & S MANAGEMENT CO., LLC, a Washington limited liability company, of 12708 Marine Drive, Anacortes, WA 98221, Grantor, and SNWY HOLDINGS, a Washington limited liability company, of 2415 T Avenue, Suite 112, Anacortes, WA 98221, Grantee. LLC,

WITNESSETH

SUBJECT only to the reservations, encumbrances, exceptions, restrictions, easements, and conditions set forth on Exhibit B, the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Grantee, the real estate described on Exhibit A hereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

DATED on the day, month and year first above written.

GRANTOR:

R & S MANAGEMENT CO., LLC

By: *Richard Wright*
Richard Wright, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4120
Sep 07 2021
Amount Paid \$29055.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard Wright is the person who appeared before me, and said person acknowledge he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the Member of R & S Management Co., LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September 3, 2021

Shelley L Nevitt

Notary Public in and for the State of Washington
Residing Bow
My appointment expires: 6-19-2023



EXHIBIT A
TO STATUTORY WARRANTY DEED
(Legal Description)

EXHIBIT A

PARCEL "A":

Lot 3 of the CITY OF ANACORTES SHORT PLAT NO. AN-94-005 as approved January 26, 1995 and recorded February 16, 1995, in Volume 11 of Short Plats, pages 183 and 184, under Auditor's File No. 9502160015, records of Skagit County, Washington; being a portion of the Northwest ¼ of Section 30, Township 35 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A portion of Lot 4, CITY OF ANACORTES SHORT PLAT NO. AN-94-005 as approved January 26, 1995 and recorded February 16, 1995, in Volume 11 of Short Plats, pages 183 and 184, under Auditor's File No. 9502160015, records of Skagit County, Washington, in Section 30, Township 35 North, Range 2 East, W.M., being more particularly described as follows:

Commencing at the meander corner common to Sections 19 and 30, Township 35 North, Range 2 East, W.M.;

thence South 88°03'11" East, along the Easterly projection of the line common to said Sections 19 and 30 for a distance of 606.69 feet to the Anacortes Inner Harbor Line, as depicted by that Survey performed by the Washington State Department of Natural Resources and recorded under Skagit County Auditor's File No. 200110030106;

thence South 28°28'51" East along said Inner Harbor Line for a distance of 29.99 feet to the line common to Lot 3 and Lot 4 of said CITY OF ANACORTES SHORT PLAT NO. 94-005, and the point of beginning of this description;

thence continuing South 28°28'51" East along said Inner Harbor Line for a distance of 273.43 feet to the Northeasterly corner of that property delineated as Tract 2 of said CITY OF ANACORTES SHORT PLAT NO. 94-005;

thence North 88°08'26" West, along the line common to Tract 2 and Lot 4 of said CITY OF ANACORTES SHORT PLAT NO. 94-005, for a distance of 113.30 feet to the corner common to Lot 3 and Lot 4 thereof;

thence North 4°08'38" West along the line common to Lot 3 and Lot 4 of said Short Plat for a distance of 237.28 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A Leasehold interest in the following:

Commencing at the meaner corner common to Sections 19 and 30, Township 35 North, Range 2 East W.M;

Thence South 88°03'11" East along the Easterly Projection of the line common to said Sections 19 and 30 for a distance of 606.69 feet to the Anacortes inner Harbor line, as depicted by that survey performed by the Washington State Department of Natural Resources and Recorded under Skagit County Auditor's File No. 200110030106, and the Point of Beginning of this description;

Thence South 28°28'51" East along said inner Harbor line for a distance of 303.42 feet to the Northeasterly corner of that property delineated as Tract 2 of Anacortes Short Plat No. 94-005, as approved January 26, 1995 and Recorded February 16, 1995. In Volume 11 of Short Plats, Pages 183 and 184, under Auditor's File No. 9502160015, records of Skagit County, Washington;

Thence South 88°08'26" East 35.99 feet to the Northerly projection of the Westerly margin of "W" Avenue as delineated by said Short Plat No. 94-005;

Thence North 14°39'21" East 102.80 feet;

Thence North 3°54'55" West 134.29 feet;

Thence North 8°32'52" West 67.38 feet;

Thence North 88°03'11" West 208.92 feet to Said inner Harbor Line;

Thence South 28°28'51" East along said inner Harbor line for a distance of 44.70 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

And Including that Parcel of Land designated as travel lift pier:

Commencing at the meaner corner common to Sections 19 and 30, Township 35 North, Range 2 East W.M.

Thence South 88°03'11" East along the Easterly projection of the line common to the said Sections 19 and 30 for a distance of 606.69 feet to the Anacortes inner Harbor line, as depicted by that survey performed by the Washington State Department of Natural Resources and recorded under Skagit County Auditor's File No. 200110030106;

Thence South 28°28'51" East along said inner harbor line for a distance of 584.39 feet to the Easterly margin of "W" Avenue as delineated by Anacortes Short Plat No. 94-005, as approved January 26, 1995, and recorded February 16, 1995, in Volume 11 of Short Plats, Pages 183 and 184, under Auditor's File No. 9502160015, records of Skagit County, Washington;

Thence North 4°08'37" West, along the Northerly projection of said Easterly margin, for a distance of 202.99 feet to the point of beginning of this description;

Thence continuing North 4°08'37" West, along said Northerly projection for a distance of 97.89 feet;

PARCEL "C" continued:

Thence South $85^{\circ}51'23''$ West 11.07 feet

Thence North $3^{\circ}54'55''$ West 99.70 feet;

Thence North $86^{\circ}05'05''$ East 115.55 feet;

Thence South $4^{\circ}55'09''$ East 196.72 feet;

Thence South $85^{\circ}37'48''$ West 107.54 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B
TO STATUTORY WARRANTY DEED
(Exceptions)**

- A. The right contained in the Dedication of the plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown hereon.
- B. Restrictions as shown on the Plat of Anacortes Industrial Park Addition, as follows:
- "1. All owners and redevelopers shall comply with the Urban Renewal Plan as adopted or hereafter amended by the Anacortes City Council;
 2. All redevelopers and any successor shall agree in interest not to discriminate upon the basis of race, creed, color, or national origin in the sale, lease, or rental or in the use or occupancy of the property herein dedicated or any part thereof or of any improvements erected or to be erected thereon or any part thereof.
 3. Tracts designated A, B, C, D, E, F, G, H and I are hereby reserved for and granted to the City of Anacortes and its successors and assigns for the purpose of providing landscaped buffer areas in accordance with and for the duration of the Urban Renewal Plan."
- C. **TERMS, CONDITIONS AND PROVISIONS OF AN URBAN RENEWAL PLAN FOR ANACORTES INDUSTRIAL PARK:**
- Recorded: March 6, 1968
Auditor's No.: 711008
- Regarding the Urban Renewal Plan, a Certificate of Completion recorded March 8, 1978, under Auditor's File No. 875021 states the following:
- "...the subject property has been developed in accordance with the Urban Renewal Plan and all existing City codes and ordinances and regulations..."
- D. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
- TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed:
- From: The State of Washington
Affects: Tidelands
- E. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- F. Right of use, control or regulation by the United States of America, in the exercise of

power over navigation.

G. Any question that may arise due to shifting or change in the line of high water of Fidalgo Bay or due to said Bay having shifted or changed its line of high water.

H. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat:	Short Plat No. 94-005
Recorded:	February 16, 1995
Auditor's No.:	9502160015

I. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: October 27, 1989
Auditor's File No.: 8910270035 (Affects portion of subject premises and other lands)

J. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: December 28, 1998
Auditor's File No.:9812280037 (Affects portion of subject premises and other lands)

K. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: October 3, 2001
Auditor's File No.: 200110030106
(Affects portion of subject premises and other lands)

L. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: September 30, 2016
Auditor's File No.:201609300173
(Affects portion of subject premises and other lands)

M. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: September 30, 2016
Auditor's File No.: 201609300174
(Affects portion of subject premises and other

lands)

N. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: September 30, 2016
Auditor's File No.: 201609300175
(Affects portion of subject premises and other lands)

O. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: September 30, 2016
Auditor's File No.: 201609300176
(Affects portion of subject premises and other lands)

P. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: July 21, 2017
Auditor's No.: 201707210114
Executed By: City of Anacortes (See document for particulars)

Q. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: November 10, 2003
Auditor's File No.: 200311100222

R. COVENANTS, RESTRICTIONS AND EASEMENTS CONTAINED IN LEASE AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 24, 1992
Auditor's No.: 9207240213

S. COVENANTS, RESTRICTIONS AND EASEMENTS CONTAINED IN LEASE AND THE TERMS AND CONDITIONS THEREOF:

Recorded: February 3, 2017
Auditor's No.: 201702030107

T. AQUATIC LANDS EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: February 15, 2017 and June 30, 2017

Auditor's Nos.: 201702150070 and 201706300065

U.

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