

RESOLUTION NO. 2365

A RESOLUTION accepting a Quit Claim Deed for dedication of property from Churchill Beacon, LLC to the Town of Friday Harbor.

WHEREAS, the Town of Friday Harbor shall be constructing street, curb, gutter and sidewalk improvements as part of the Web, A & Nichols Street Improvement Project; and

WHEREAS, Churchill Beacon, LLC owns property [TPN 351358033] abutting Nichols Street; and

WHEREAS, Churchill Beacon, LLC recognizes the mutual benefits of said improvements, including the eventual installation of continuous curb, gutter and sidewalk; and

WHEREAS, Churchill Beacon, LLC desires to convey a portion of said parcel to the Town of Friday Harbor as public right-of-way for installation of improvements; and

WHEREAS, Churchill Beacon, LLC has executed and delivered to the Town a Quit Claim Deed for a portion of said parcel;

NOW THEREFORE, BE IT RESOLVED by the Council of the Town of Friday Harbor that the Quit Claim Deed attached hereto as Exhibit A from Churchill Beacon, LLC for public right-of-way is hereby accepted.

ADOPTED this 15th day of March, 2018.

TOWN OF FRIDAY HARBOR

Farhad Ghatan, Mayor

SEAL of the
Town of Friday Harbor
ATTEST:

Amy E. Taylor, Town Clerk

Return to:
Town of Friday Harbor
P.O. Box 219
Friday Harbor, WA 98250

Quit Claim Deed for Town Right-of-Way

Grantor: Churchill Beacon, LLC

Grantee: Town of Friday Harbor, a municipal corporation of the State of Washington

Assessor's Property Parcel Number: 351358033000

Legal Description: Lot 33, Plat of Nichols' 2nd Addition to Friday Harbor

QUIT CLAIM DEED

THE GRANTOR, for and in consideration of the MUTUAL BENEFITS of additional roadway improvements, conveys and quit claims to the Town of Friday Harbor, a municipal corporation of the State of Washington, the following described real estate, situated in the Town of Friday Harbor, County of San Juan, State of Washington:

SEE EXHIBITS 'A' AND 'B' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

ACKNOWLEDGMENT

Dated this 26th day of February, 2018.

[Handwritten signature]

STATE OF ^{Nevada *mk*} ~~WASHINGTON~~)
County of Clark)ss

On this day personally appeared before me Art Timmons, to me known to be the individual(s) authorized as a representative of Churchill Beacon, LLC, and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses of purposes therein mentioned.

Given under my hand and official seal this 26th day of February, 2018.

[Handwritten signature]
Notary Public in and for
the State of ~~Washington~~, ^{Nevada *mk*}
residing at _____
611 W. Mesquite Blvd
Mesquite, NV 89027

My appointment expires: 11-10-2020

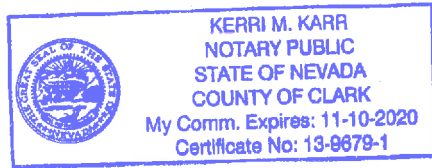


EXHIBIT 'A'

Assessor's Parcel Number: 351358033000
Owners Name: CHURCHILL BEACON, LLC
Right-of-Way Acquisition

LEGAL DESCRIPTION OF GRANTOR'S PARCEL

Lot 33, Plat of Nichols' 2nd Addition to Friday Harbor, according to the Plat thereof, recorded in Volume 1 of Plats, page 38, records of San Juan County, Washington.

(Reference Quit Claim Deed AF# 2010-0617023, records of San Juan County, WA)

LEGAL DESCRIPTION OF RIGHT-OF-WAY ACQUISITION AREA

BEGINNING at the Northwest corner of said Lot 33;

THENCE along the North line thereof South 88°57'03" East 50.16 feet, more or less, to the Northeast corner of said Lot 33;

THENCE along the East line thereof South 01°35'31" West 11.36 feet;

THENCE North 29°18'47" West 7.16 feet;

THENCE North 88°44'56" West 46.49 feet, more or less, to the West line of said Lot 33;

THENCE along said West line North 01°43'56" East 5.02 feet, more or less, to said Northwest corner of Lot 22 and the POINT OF BEGINNING.