

Filed for record request of
and after recording mail to: 517047

CLALLAM COUNTY TREASURER
EXCISE TAX EXEMPT

01419

Steven W. Andreasen
Davis, Wright, Todd, Riese & Jones
4200 Seattle-First National Bank Building
Seattle, Washington 98154

DATE Feb 17, 1981

James D. Hill
Deputy

STAMPS
6500

STATUTORY WARRANTY DEED

The Grantor, Wayne Enterprises, a California limited partnership, for and in consideration of \$65,000 in hand paid, conveys and warrants to the Port of Port Angeles, a Washington Municipal Corporation, the real property situated in Clallam County, Washington and described on Exhibit 1 which is attached hereto and incorporated herein by this reference.

The Grantee agrees and covenants to maintain and secure the property above conveyed and keep such property as an open space to be landscaped in a manner suitable and compatible to the adjacent property as it may be developed from time to time, all such landscaping to be subject to the approval of Wayne Enterprises, which approval shall not be unreasonably withheld. It is understood and agreed that the Grantee intends to use the parcel conveyed above for a drain field for the septic system servicing the marina.

The Grantee further agrees and covenants to operate the Marina Property (as used herein the term Marina Property is meant to include the property conveyed herein and the property originally acquired by the Grantee under those certain deeds recorded under Clallam County, Washington recording Nos. 449659 and 462662) as other first-class marinas in accordance with standards of the industry, including providing adequate security, maintaining appropriate litter control, and posting the boundaries of the Marina Property.

The Grantee further agrees that the Marina, if built on the Marina Property, will be named and known as the "John Wayne Marina" and a statement to that effect will be prominently displayed at an appropriate place on the Marina. The "John Wayne Marina" will also be displayed on billboards, signs, letterheads and other material referring to or publicizing the Marina.

DATED this 26th day of January, 1981.

Wayne Enterprises, a California limited partnership
by Batjac Productions, Inc., a California Corporation, its general partner

By *Michael A. Wayne*
Michael A. Wayne, its President



M-426787



STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On this 26 day of January, 1981, before me, the undersigned, a Notary Public in and for the State of California, personally appeared Michael A. Wayne, known to me to be the President of Batjac Productions, Inc., the corporation that executed the within instrument as general partner of Wayne Enterprises, the partnership which executed the within instrument, and known to me to be the person who executed the within instrument on behalf of Batjac Enterprises, Inc., and acknowledged to me that such corporation executed the same as General Partner of such partnership and that such partnership executed the same.



Emma M. Kowalski
Notary Public in and for the State of California.

DATED this _____ day of _____, 1981.

The Port of Port Angeles,
A Washington Municipal Corporation

By _____
Douglas G. Hendricks,
Executive Director

STATE OF WASHINGTON)
) ss.
COUNTY OF CLALLAM)

On this _____ day of _____, 1981, before me, the undersigned, a Notary Public in and for the State of Washington, appeared Douglas G. Hendricks, to me known to be the Executive Director of the Port of Port Angeles, a Washington Municipal Corporation, the corporation that executed the within and foregoing instrument, and acknowledged that said instrument was the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

Notary Public in and for the State of Washington, residing at _____.

THAT PORTION OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 30 NORTH, RANGE WEST, W.M., CLALLAM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3; THENCE EAST ALONG THE NORTH LINE THEREOF, 987 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO H. E. ALDRICH AND NELLIE B. ALDRICH, HIS WIFE, BY DEED RECORDED JULY 14, 1942, IN VOLUME 149 OF DEEDS, PAGE 463, UNDER AUDITOR'S FILE NO. 201578, RECORDS OF SAID COUNTY; THENCE SOUTH 15° EAST 282 FEET ALONG THE WEST LINE OF SAID H. E. ALDRICH TRACT, WHICH IS ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO HUGH R. MC CRORIE AND ELSIE MC CRORIE, HIS WIFE, BY DEED RECORDED IN VOLUME 199 OF DEEDS, PAGE 39, UNDER AUDITOR'S FILE NO. 236552, RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 15° EAST ALONG SAID LINE AS PREVIOUSLY DESCRIBED 231.4 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 15° EAST 107.1 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE PROPERTY PREVIOUSLY CONVEYED TO H. E. ALDRICH AND NELLIE B. ALDRICH, HIS WIFE, BY DEED RECORDED IN VOLUME 149 OF DEEDS, PAGE 463, RECORDS OF SAID COUNTY; THENCE EAST A DISTANCE OF 345.84 FEET; THENCE NORTH 55° EAST TO THE LINE OF EXTREME LOW TIDE AS ADJUDICATED AND ESTABLISHED IN CLALLAM COUNTY SUPERIOR COURT NO. 8856; THENCE NORTHERLY ALONG THE LINE OF EXTREME LOW TIDE AS ESTABLISHED TO ITS INTERSECTION WITH A LINE WHICH BEARS NORTH 44°46' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 44°46' WEST TO THE POINT OF BEGINNING EXCEPT THE OLD OLYMPIC HIGHWAY.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3; THENCE EAST ALONG THE NORTH LINE THEREOF 987 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO H. E. ALDRICH AND NELLIE B. ALDRICH, HIS WIFE, BY DEED RECORDED JULY 14, 1942, IN VOLUME 149 OF DEEDS, PAGE 463, UNDER AUDITOR'S FILE NO. 201578, RECORDS OF CLALLAM COUNTY, WASHINGTON; THENCE SOUTH 15° EAST 282 FEET ALONG THE WEST LINE OF SAID H. E. ALDRICH TRACT, WHICH IS ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO HUGH R. MC CRORIE AND ELSIE MC CRORIE, HIS WIFE BY DEED RECORDED IN VOLUME 199 OF DEEDS, PAGE 39, UNDER AUDITOR'S FILE NO. 236552, RECORDS OF CLALLAM COUNTY; THENCE CONTINUING SOUTH 15° EAST ALONG SAID LINE AS PREVIOUSLY DESCRIBED 266.4 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 15° WEST 35.0 FEET; THENCE NORTH 44°46' EAST TO AN IRON PIPE ON THE EASTERLY SIDE OF THE OLD OLYMPIC HIGHWAY; THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF SAID OLD OLYMPIC HIGHWAY 150.0 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING AND ALSO BEGINNING AT THE POINT 150 FEET SOUTHERLY OF THE FOREMENTIONED IRON PIPE; THENCE NORTHERLY ALONG THE EASTERLY SIDE OF THE OLD OLYMPIC HIGHWAY 150 FEET TO SAID IRON PIPE; THEN NORTH 44°46' EAST TO THE LINE OF EXTREME LOW TIDE AS ADJUDICATED AND ESTABLISHED IN CLALLAM COUNTY SUPERIOR COURT NO. 8856; THENCE SOUTHERLY ALONG THE LINE OF EXTREME LOW TIDE AS ESTABLISHED 150 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 44°46' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 44°46' WEST TO THE POINT OF BEGINNING, EXCEPT OLD OLYMPIC HIGHWAY RIGHT OF WAY.

ALSO EXCEPT THAT PORTION THEREOF LYING EAST OF THE COUNTY ROAD; KNOWN AS WEST SEQUIM BAY ROAD, AS IT EXISTS ON DECEMBER 10, 1975.

Subject to:

1. Liability to future assessments by Highland Irrigation District.
2. Rights of way for necessary conduits and facilities for distribution of water, and right of entry for repair and maintenance.

FILED FOR RECORD AT THE REQUEST
OF PRINCE INDUSTRIAL TRUST INC.
RECORDED IN RECORDS OF CLALLAM CO.
1981 FEB 17 PM 3:35
596 PAGE 280
ALICE C. THORNE, AUDITOR
CLALLAM COUNTY, WASH.
BY [Signature] DEPUTY

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