$\langle \rangle \rangle$	THIS SPACE PROVIDED FOR RECORDER'S USE
ESCROW NO. 01-149614	
FILED FOR RECORD AT REQUEST OF	SKATHY MILL
FIRST AMERICAN TITLE COMPANY	
P.O. Box 1667 1301-B Riverside Drive Mount Vernon, WA 98273	<b>196 DCT -9 P3:39</b>
WHEN RECORDED RETURN TO	· EC.IIIII FILEI
PEOPLES BANK	REQUEST OF
PLOL BOX 632	
P.O. BOX 632 LYNDEN, WA 98264	9610090051
FIRST AMERICAN TITLE CO. Statutory Warranty	Deed
49614-1	L deservel Demboardhip
THE GRANTOR VILLAGE/SEATTLE PARTNERS, & Califor	nia General Partnership
for and in consideration of: TEN DOLLARS AND OTHER	VALUABLE CONSIDERATION
in hand paid, conveys and warrants to PEOPLES BANK	K, a Washington corporation
the following described real estate, situated in t	the County of SKAGIT, State of
Washington:	
Lot 1B, of City of Mount Vernon Binding Site Plan approved May 31, 1994, and recorded May 31, 1994, No. 9405310129, in Volume 11 of Short Plats, Pages records of Skagit County, Washington, being a port 1/4 of the Northeast 1/4 of Section 18, Township 3 W.M.	s 77 to 81, inclusive, tion of the Southeast
TOGETHER WITH a non-exclusive easement for ingress and parking as contained in Declaration recorded M	s, egress, utilitites March 8, 1995, under
Auditor's File No. 9503080064.	
Subject to: Paragraphs A through F, inclusive of S American Title Company's Preliminary Commitment fo 49614.	Schedule B-1 of First or Title Insurance No. 4/15389
Also subject to: See Exhibit "1" attached hereto.	SKAGIT COUNTY WASHINGTON Real Estate Excise Tax
	OCT 9 1996
	Amount Paid & 2555
DATED : 09/25/1996	Skagir Co. Treasurer By Doputy
VILLAGE/SEATT	

a California general partnership

By: K & I Associates, L.P., a California limited partnership its managing general partner

State of California

County of Sun Francis LD

By: VPI, Inc., a California corporation, its general partner Muit

On this 30<sup>th</sup> day of September, 1996, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared of, the corporation Robert Isackson to me known to be the President that executed the foregoing instrument, and acknowledged the said instrument on behalf of the partnership, and acknowledged to me that the partnership executed it.

By:

} SS.

WITNESS my hand and official seal hereto affixed the day and year first above written. 9610090051



'ma Notary Public in and for the State of California, residing at SF My appointment expires: 12/3/49.



EXHIBIT "1'

Seller represents and warrants, to the best of Seller's knowledge, that:

- (a) Buyer shall receive ingress and egress to the property for Buyer and Buyer's customers for a north exit from the property across common areas to Commercial Street; pursuant to Easement No. 9404070075 dated March 30, 1994, between Safeway, Inc. and Nikolaus and Kathy Tsoulouhas;
- (b) To the best of Seller's knowledge, no hazardous substances are present in the soils or in groundwater at the subject parcel or adjacent parcels, except as to the extent, nature and locations that have been disclosed in the following environmental assessment reports in Seller's possession: ERM Phase 2 letter report dated March 18, 1994 (without Appendix 1); ERM Phase 1 Environmental Site Assessment Update report dated November, 1995 and is completely satisfied;
- (c) That the actual buildable area of the pad is 6,800 square feet;
- (d) Buyer shall be permitted to construct a building with an exterior elevation of 28 feet; and
- (e) To the best of Seller's knowledge, without inquiry that monitoring wells have not been installed on the Property or the adjacent Parcel 1E, nor have any sampling or testing activities been undertaken on the Property

or the adjacent Parcel 1E related to the environmental condition of the soil or groundwater, except as described in the above-mentioned reports or except as undertaken by Buyer.

## 9610090051

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