

AFTER RECORDING MAIL TO:

Name **SUNRISE ESTATES LIMITED PARTNERSHIP**,  
Address 117 N. 1st #31  
City, State, Zip Mt. Vernon, Wa. 98273  
B67392

Filed for Record at Request of First American Title of Skagit County



200202270152  
Skagit County Auditor

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FIRST AMERICAN TITLE CO.

**Statutory Warranty Deed**

67392E-1

THE GRANTOR CEDARS APARTMENTS NW LLC, a Washington Limited Liability Company for and in consideration of Ten Dollars and other valuable consideration and as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to SUNRISE ESTATES LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP the following described real estate, situated in the County of SKAGIT, State of Washington:

ABBREVIATED LEGAL: Lot(s) 1, of SHORT PLAT NO. MV 10-84

LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AS IN SCHEDULE "B-1" OF FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY ORDER NO. B67392.

ALSO SUBJECT TO AN EXISTING LEASE RECORDED AS AUDITOR'S FILE NO. 9309010070 IN FAVOR OF ATCON SERVICES, INC.; WHICH THE GRANTEE HEREIN AGREES TO ASSUME AND ABIDE BY ITS TERMS AND CONDITIONS.

#790  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 27 2002

Assessor's Property Tax Parcel Account Number(s): 340416-3-011-0405 P25253

Amount Paid \$3,595.00  
Skagit Co. Treasurer  
By Deputy

Dated: JANUARY 31, 2002

James R. Burton member  
CEDARS APARTMENTS NW LLC

Stacia M. Burton member

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that JAMES R. BURTON AND STACIA M. BURTON, MEMBERS OF CEDARS APARTMENTS NW LLC, A WASHINGTON LIMITED LIABILITY COMPANY is the person who appeared before me, and said person acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-22-02

Sarah Johnson  
Notary Public in and for the State of Washington  
Residing at OAK HARBOR  
My appointment expires: 8/21/03

## Schedule "C"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

**Parcel "A":**

Lot 1, of Mount Vernon Short Plat No. MV-10-84, approved August 22, 1984, recorded August 22, 1984, under Auditor's File No. 8408220013, in Volume 6 of Short Plats, Page 166, records of Skagit County, Washington, being a portion of the East 1/2 of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 16, township 34 North, Range 4 East, W.M.

**Parcel "B":**

Tract 4, of Mount Vernon Short Plat No. MV-18-81, approved September 28, 1981, recorded October 16, 1981, in Volume 5 of Short Plats, Page 134, under Auditor's File No. 8110160023, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 16, township 34 North, Range 4 East, W.M., EXCEPT that portion thereof described as:

Beginning at the Southeast corner of that portion of said Lot 4, lying Westerly of North 26th Street; thence North 89 degrees 27' 37" West, 125.37 feet along the South line of said Lot 4, to the Southwest corner thereof; thence North 0 degrees 35' 17" East, 33.70 feet along the Westerly line of said Lot 4; thence South 89 degrees 27' 37" East, 118.12 feet parallel with the South line of said Lot 4, to the Easterly line of said portion of Lot 4, (said line also being the Westerly margin of North 26th Street); thence along the arc of a curve to the left, concave to the Northeast, having an initial tangent bearing of South 9 degrees 59' 13" East and radius of 630.00 feet, through a central angle of 3 degrees 08' 05", an arc distance of 34.45 feet along said Easterly line of said portion of Lot 4, to the point of beginning.

AND EXCEPT that portion of said Tract 4, conveyed to the City of Mount Vernon by Quit Claim Deed recorded September 24, 1997, under Auditor's File No. 9709240046.

**Parcel "C":**

That portion of Lot 1, of Mount Vernon Short Plat No. MV-18-81, recorded September 28, 1981, and recorded October 16, 1981, in Book 5 of Short Plats, at Page 134, under Auditor's File No. 8110160023, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., being more particularly described as follo



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**Schedule "C" - continued**

Commitment No. 00067392

Beginning at the Northwest corner of said Lot 1; thence South 89 degrees 27' 37" East, 135.00 feet along the North line of said Lot 1, to the West line of Lot 4, of said Short Plat MV-18-81; thence South 0 degrees 35' 17" West, 30.30 feet along said West line; thence North 89 degrees 27' 37" West, 135.00 feet parallel with the North line of said Lot 1, to the West line thereof; thence North 0 degrees 35' 17" East, 30.30 feet along the West line of said Lot 1, to the point of beginning.



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