

AFTER RECORDING RETURN TO:

Echo Six L.L.C.
300 Queen Anne Ave. N., #248
Seattle, WA 98109-4512



200212270098
Skagit County Auditor

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QUIT CLAIM DEED

Reference Numbers: 9810260161
Grantor(s): Arthur R. Hartson & Judith A. Hartson
Grantee(s): Echo Six L.L.C.
Legal Description (abbrev.): (2.79 AC) THE NORTH 271.9 FEET OF THE SOUTH 815.7 FEET OF SW1/4
NE1/4 LY DK 17 WLY OF FRONTAGE RD CONDEMNED BY ST OF WASH-
SKAGIT CO CAUSE #34348 O/S#3 AF#8202050013 1983 LESS E 200FT
ALSO EXC S 30FT THOF
Assessor's property tax parcel/account number(s): 340418-1-008-0402

The Grantors, Arthur R. Hartson & Judith A. Hartson, for no consideration and for the purpose of transferring ownership to Grantors' wholly owned Washington limited liability company, Echo Six L.L.C., the Grantee, do transfer, convey and quit claim to the Grantee the following described property, including all after acquired title thereto, to wit:

As set forth in attached Exhibit 1, Legal Description, which by reference is incorporated as if fully set forth herein.

situated in the County of Skagit, State of Washington, property tax parcel number 340418-1-008-0402 and more commonly described as 1901 Freeway Drive, Mt. Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

16048
DEC 27 2002

STATE OF WASHINGTON

COUNTY OF KING

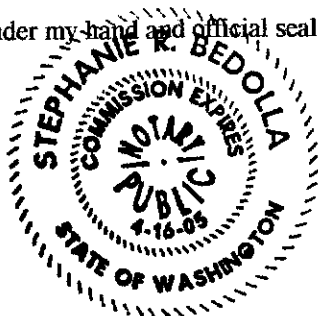
Amount Paid \$
By Skagit Co. Treasurer
Deputy

Grantor

Grantor

On this day personally appeared before me ARTHUR R. HARTSON and JUDITH A. HARTSON, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that he and she signed same as his and her free and voluntary acts and deeds for the uses and purposes therein mentioned.

Given under my hand and official seal this 23 day of December, 2002.



STEPHANIE R. BEDOLLA
Printed name: STEPHANIE R. BEDOLLA

NOTARY PUBLIC in and for the State of
Washington, residing at Seattle, my
commission expires: 4-16-05

EXHIBIT 1

LEGAL DESCRIPTION

The North $\frac{1}{3}$ of the South 815.7 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., lying Westerly of the Frontage Road condemned by the State of Washington for highway purposes by Decree entered in Skagit County Superior Court Cause No. 34348, EXCEPT that portion, if any, lying within the North 512.6 feet of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$.

The South 30 feet of said premises also being known as Tract 3 of Binding Site Plan No. MV-1-92, recorded September 18, 1992 in Volume 10 of Short Plats, pages 120, 121 and 122, under Auditor's File No. 9209180248, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a
Washington corporation
Purpose: An underground electric transmission and/or
distribution system
Area Affected: Easement No. 1: Being located as
constructed or to be constructed on the
North 15 feet of the East 15 feet of the
above described property.
Easement No. 2: Located as constructed or
to be constructed on the East 15 feet of
the South 15 feet of the above described
property
Dated: February 10, 1986
Recorded: February 21, 1986
Auditor's No.: 8602210052

B. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Allen T. Rygmyr, et ux
And: City of Mount Vernon
Dated: May 7, 1990
Recorded: August 1, 1990
Auditor's No.: 9008010040
Regarding: Construction of street improvements through
local improvement district

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: F.C. Investments, Inc., a Washington
corporation
Purpose: For parking, ingress, egress, vehicular and
pedestrian traffic and the installation and
maintenance of utilities
Area Affected: The South 30 feet
Dated: September 30, 1992
Recorded: October 28, 1992
Auditor's No.: 9210280068

Said Easement includes additional terms for maintenance, restriction
against building and slope rights as described therein. Reference to
said record is made for further particulars.



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EXCEPTIONS CONTINUED:

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit
County, Washington, a municipal corporation
Purpose: A water line
Area Affected: The South 30.00 feet
Dated: May 25, 1993
Recorded: May 26, 1993
Auditor's No.: 9305260073

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon, a municipal
corporation
Purpose: A non-exclusive permanent utility easement
Area Affected: The South 30 feet
Dated: July 6, 1993
Recorded: July 15, 1993
Auditor's No.: 9307150027

F. Easement provisions on Building Site Plan No. MV-1-92, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and T.C.I. Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior seven (7) feet, parallel and adjacent to the street frontage on Freeway Drive, as shown herein in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated."



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EXCEPTIONS CONTINUED:

G. Notes on Binding Site Plan No. MV-1-92, as follows:

1. Binding Site Plan Number and date of approval shall be included in all deeds and contracts;
2. Sewage Disposal by Mount Vernon City Sewer;
3. Water by Skagit County Public Utility District No. 1.
4. "No Buildings" - exist upon Tracts A, 2 and 3 as described hereinabove this 10th day of September, 1992.
5. Any development of the subject property shall be in conformance with this binding site plan.
6. The boundaries of lots and roads in this binding site plan have been surveyed and monumented and all distances and bearings on the parcel map are accurate.
7. Buyer should be aware that this binding site plan is located in the floodplain and significant elevation may be required for new building construction.

H. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR:	Arthur R. Hartson and Judith A. Hartson, husband and wife
TRUSTEE:	Land Title Company of Burlington
BENEFICIARY:	Skagit State Bank
AMOUNT:	\$300,000.00
DATED:	September 12, 2001
RECORDED:	September 12, 2001
RECORDING NUMBER:	200109120101



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