



200212310028
Skagit County Auditor

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WHEN RECORDED RETURN TO:

Name: PACIFIC PLAZA ASSOCIATES, LLC
Address: 19011 WOODINVILLE SNOHOMISH ROAD, SUITE 120
WOODINVILLE, WA 98072

LAND TITLE COMPANY OF SKAGIT COUNTY

S/D3234

Escrow Number: 200242789

Filed for Record at Request of: STEWART TITLE

STATUTORY WARRANTY DEED

The Grantors, PIAZZA CONSTRUCTION, INC., A WASHINGTON CORPORATION for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to PACIFIC PLAZA ASSOCIATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY the following described real estate, situated in the County of Skagit, State of Washington:

Legal Description: See Exhibit A attached hereto and made a part hereof.

#6104
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 31 2002

PTN NW1/4 OF NW1/4, 17-34-4 E.W.M.

Amount Paid \$ 3904⁰⁰
Skagit Co. Treasurer
By Deputy

SUBJECT TO: MATTERS OF PUBLIC RECORD

Assessor's Property Tax Parcel/Account Number: 340417-0-166-0007; 340417-0-151-0103;
340417-0-151-0202

Dated: DECEMBER 19, 2002

PIAZZA CONSTRUCTION, INC.

BY:

JOHN J. PIAZZA, SR.
OWNER

BY:

DOROTHY ANN PIAZZA
OWNER

STATE OF Washington

)

) ss.

COUNTY OF SKAGIT

)

I certify that I know or have satisfactory evidence that JOHN J. PIAZZA, SR. and DOROTHY ANN PIAZZA are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the OWNERS of PIAZZA CONSTRUCTION, INC. to be the free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: DECEMBER 19th, 2002.



Name: LEAH M. MEISSNER
Notary Public in and for the State of Washington
My appointment expires: 8/7/2005

LEGAL DESCRIPTION ATTACHMENT

Parcel A

Tracts 1 and 2, City of Mount Vernon Short Plat No. MV-11-84, approved October 23, 1984, and recorded October 25, 1984, in Volume 6 of Short Plats, page 186, under Auditor's File No. 8410250011, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, TOWNSHIP 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel B

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South Line of the Johnson Road as conveyed to the City of Mount Vernon by Deed dated July 13, 1959, and recorded July 10, 1959, under Auditor's File No. 582951, in Volume 303 of Deeds, page 379, North 89 Degrees 37 Minutes 48 Seconds West a distance of 550 feet from the Northwest corner of Lot 6, "JOHNSON'S ADDITION TO MOUNT VERNON," as per plat recorded in Volume 7 of plats, page 27, records of Skagit County, Washington, said point being the Northwest corner of those premises conveyed to Highland-Pacific Dairy, Inc., a corporation, by Deed dated July 21, 1959, recorded August 7, 1959, and recorded in Volume 304 of Deeds, page 76, under Auditor's File No. 584116, records of Skagit County, Washington;

thence continuing along the South Line of said Johnson Road North 89 Degrees 37 Minutes 48 Seconds West to the East Line of the OLD PACIFIC HIGHWAY;
thence South, West, and South along the Easterly Line of the OLD PACIFIC HIGHWAY a distance of 159.85 feet, more or less, to a point that is 758.44 feet South of the North line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East a distance of 200.00 feet, more or less, to a point South of the point of beginning;
thence North a distance of 159.85 feet, more or less, to the point of beginning,

EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Section 17;
Thence South 01 Degrees 01 Minutes 14 Seconds West along the West line of said Section 17, a distance of 568.56 feet to an existing monument at the intersection of Pacific Place and Riverside Drive;
Thence South 87 Degrees 57 Minutes 04 Seconds East along the centerline of said PACIFIC PLACE a distance of 50.01 feet;
Thence South 00 Degrees 01 Minutes 14 Seconds West a distance of 30.00 feet to the true point of beginning said point being at the intersection of the Southerly Right of Way of PACIFIC PLACE and the Easterly Right of Way of RIVERSIDE DRIVE;
Thence South 87 Degrees 57 Minutes 04 Seconds East along the Southerly Right of Way of PACIFIC PLACE a distance of 19.97 feet;
Thence South 40 Degrees 55 Minutes 42 Seconds West a distance of 41.12 feet to the Easterly Right of Way of RIVERSIDE DRIVE;
Thence North 01 Degrees 01 Minutes 14 Seconds East a distance of 24.23 feet to the true point of beginning,

AND EXCEPT that portion described as follows:

Beginning at the Northwest corner of Section 17;
Thence South 01 Degrees 01 Minutes 14 Seconds West along the centerline of RIVERSIDE DRIVE a distance of 716.65 feet;



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Thence South 88 Degrees 58 Minutes 46 Seconds a distance of 30.00 feet to the East Right of Way line of RIVERSIDE DRIVE and the true point of beginning;
thence continue South 88 Degrees 58 Minutes 46 Seconds East 11.00 feet;
thence North 01 Degrees 01 Minutes 14 Seconds East a distance of 54.85 feet to a point on the Easterly Right of Way Line of RIVERSIDE DRIVE;
thence North 88 Degrees 58 Minutes 46 Seconds West a distance of 11.00 feet to an angle point in said Right of Way;
thence South 01 Degrees 01 Minutes 14 Seconds West along said Right of Way 54.85 feet to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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