

After Recording Return To:
LAW OFFICE OF BRIAN E. CLARK
P. O. Box 336
Mount Vernon, WA 98273



200302240388
Skagit County Auditor

2/24/2003 Page 1 of 3 2:53PM

STATUTORY WARRANTY DEED

GRANTOR: Shopping Center Properties of Mount Vernon,
a Washington general partnership

GRANTEE: Shopping Center Properties of Mount Vernon, LLC

Legal Description:

Abbreviated Form: Parcel A: W 150 ft of ptn of E 698 ft of S ½ of SE ¼ of NW ¼ of
19-34N-4E W.M., lying N of Div St

Parcel B: N 28 ft of W 110 ft of that ptn of E 548 ft of S ½ of
SE ¼ of NW ¼ of 19-34N-4E W.M., lying Nrthly of Div St

Additional on Pages: 1 and 2

Assessors Tax Parcel Nos: 340419-2-014-0005

THE GRANTOR, SHOPPING CENTER PROPERTIES OF MOUNT VERNON, a Washington general partnership, for and in consideration of the transfer of capital to a limited liability company (*mere change in form of ownership*), conveys and warrants to SHOPPING CENTER PROPERTIES OF MOUNT VERNON, LLC, a Washington limited liability company, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

PARCEL A:

The West 150 feet of that portion of the East 698 feet of the South ½ of the Southeast ¼ of the Northwest ¼ of Section 19, Township 34 North, Range 4 East, W.M., lying North of Division Street produced West from the City of Mount Vernon and North of State Highway right of way, EXCEPT road rights of way.

ALSO EXCEPT that portion thereof described as follows:

Commencing at the monumented center of said Section 19, as shown on that certain Record of Survey map recorded in Volume 11 of Surveys, page 94, under Skagit County Auditor's File No. 9106240014, records of Skagit County, Washington; thence North 1°11'19" East 636.84 feet along the East line of the Northwest ¼ of said Section 19, to the Northeast corner of said South ½ of the Southeast ¼ of the Northwest ¼ of Section 19; thence South 88°48'03" West 698.61 feet along the North line of said subdivision to the Northwest corner of the above described tract; thence South 1°11'19" West 143.00 FEET ALONG THE West line of said above described tract to the TRUE POINT OF BEGINNING; thence continue South 1°11'19" West 60.63 feet; thence North 10°00'08" East 59.92 feet to a point bearing South 79°59'52" East from the TRUE POINT OF BEGINNING; thence North 79°59'52" West 9.29 feet to the TRUE POINT OF BEGINNING.

PARCEL B:

The North 28 feet of the West 110 feet of the following described property:

That portion of the East 548 feet of the South ½ of the Southeast ¼ of the Northwest ¼ of Section 19, Township 34 North, Range 4 East, W.M., lying Northerly of Division Street produced West from the City of Mount Vernon, and Northerly of the State Highway right of way and lying Westerly of that certain tract described in Warranty Deed from Harvey E. Vaux and Nymah M. Vaux, husband and wife, to Mount Vernon Lodge No. 1604 of the Benevolent and Protective Order of Elks of the United States of America, recorded under Auditor's File No. 463074.

SUBJECT TO: Easements, restrictions and reservations of record.

DATED: January 13, 2003

Shopping Center Properties of Mount
Vernon, a Washington general partnership

By Gerald W. Christensen
Gerald W. Christensen

*As Attorney-in-Fact under Power of Attorney
Granted in that certain "Agreement to
Change General Partnership to Limited
Liability Company recorded under Skagit
County Auditor's File No. 200302240211*



STATE OF WASHINGTON
COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that GERALD W. CHRISTENSEN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Attorney-in-Fact for the Partners in SHOPPING CENTER PROPERTIES OF MOUNT VERNON, a Washington general partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13th day of January, 2003.



Christina J. Dilley
Printed Name CHRISTINA J. DILLEY
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 2-1-2005

826
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 24 2003

Amount Paid \$ 0
Skagit Co. Treasurer
By LP Deputy



200302240388
Skagit County Auditor