



200304010092

Skagit County Auditor

4/1/2003 Page 1 of 3 11:41AM

AFTER RECORDING MAIL TO:  
Eric R. Rolfson and Grace M. Rolfson  
1101 W. Division Street  
Mount Vernon, WA 98273

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 105883-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): SHOPPING CENTER PROPERTIES OF MOUNT VERNON, LLC

Grantee(s): Eric R. Rolfson and Grace M. Rolfson

Legal: ptn SE 1/4 of NW 1/4, 19-34-4 E W.M.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340419-2-014-0005/P26680, P26680

THE GRANTOR SHOPPING CENTER PROPERTIES OF MOUNT VERNON, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ERIC R. ROLFSON and GRACE M. ROLFSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated March 27, 2003

# 1550

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SHOPPING CENTER PROPERTIES OF MOUNT VERNON, LLC

APR 01 2003

Gerald W. Christensen  
By: Gerald W. Christensen, Managing Partner  
Executive Director

Amount Paid \$ 10,235.00  
Skagit Co. Treasurer  
By: [Signature] Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Gerald W. Christensen the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is Managing Partner Executive Director of Shopping Center Properties of Mount Vernon, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/21/03

[Signature]  
Carrie Huffer

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003



**EXHIBIT A**

Schedule "A-1"

DESCRIPTION:

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:

Beginning 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.

Situate in the County of Skagit, State of Washington.

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.

Situate in the County of Skagit, State of Washington.

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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Washington Telephone Co., a Washington corporation  
 Purpose: The right to survey, place and maintain buried telephone plant, consisting of conduits, manholes, cables, wires and the necessary markers  
 Area Affected: Beginning at a point approximately 568 feet West of centerline of Wall Street on West Division and running in a Northerly direction for a distance of 290 feet on the property line between Thrifty Food Store and Harvey Vaux Tractor Co.  
 Dated: March 20, 1967  
 Recorded: September 21, 1967  
 Auditor's No.: 704642  
 (Affects Parcel "A")

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines  
 Area Affected: The North 25 feet of the East 16 feet of Parcel "A"  
 Dated: Not disclosed  
 Recorded: March 13, 1984  
 Auditor's No.: 8403130032

C. RECIPROCAL ACCESS AND PARKING EASEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Shopping Center Properties of Mount Vernon, a general partnership  
 And: Brian J. Rolfson and Carrie M. Rolfson, husband and wife, James G. Rolfson and Jadene Rolfson, husband and wife, Eric Rolfson and Grace Rolfson, husband and wife, and Pamela S. Rolfson, a single woman  
 Dated: May 7, 1996  
 Recorded: May 10, 1996  
 Auditor's No.: 9605100095

D. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed: September 29, 1996  
 Volume/Page: Volume 18 of Surveys, pages 66 and 67  
 Auditor's File No.: 9609290120

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