



200309170170

Skagit County Auditor

9/17/2003 Page 1 of 5 3:49PM

WHEN RECORDED MAIL TO:

JOSEPH P. McCARTHY
KANTOR TAYLOR MCCARTHY P.C.
1501 4TH AVENUE, SUITE 1610
SEATTLE, WA 98101-1662

CHICAGO TITLE C22591

STATUTORY WARRANTY DEED
(Evergreen Manor)

Grantor: EVERGREEN APARTMENT ASSOCIATES, A LIMITED
PARTNERSHIP, a Washington limited partnership

Grantee: MERCY PROPERTIES WASHINGTON III,
a Washington limited liability company

Legal Description: Lot 1, SP#CON 89-01, Vol. 8, Pg. 192; being a ptn. Lot 12,
PLAT OF SUNRISE ADD.

Tax Account Number: 4064-000-012-0001.

Related Documents: None.

EVERGREEN APARTMENT ASSOCIATES, A LIMITED PARTNERSHIP, a Washington limited partnership, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to MERCY PROPERTIES WASHINGTON III LLC, a Washington limited liability company, the real property, situated in Skagit County, Washington, described on the attached Exhibit A, by this reference incorporated herein as if fully set forth.

(The balance of this page is left blank intentionally)

GRANTOR'S SIGNATURE PAGE FOR STATUTORY WARRANTY DEED

DATED September 17, 2003

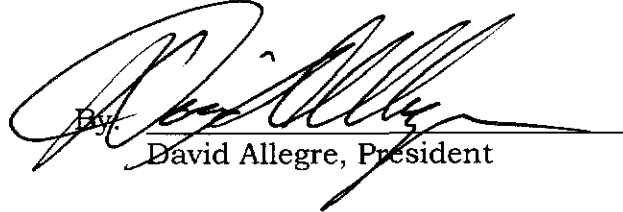
EVERGREEN APARTMENT ASSOCIATES,
A LIMITED PARTNERSHIP, a Washington
limited partnership

4806
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 17 2003

Amount Paid \$10,298.⁶⁴
Skagit County Treasurer
By: LP Deputy

By: Dujardin Development Company,
a Washington corporation,
general partner


David Allegre, President

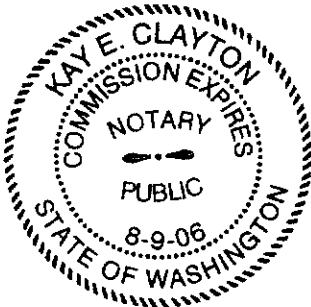
STATE OF WASHINGTON)


) ss.

COUNTY OF KING)

I hereby certify that I know or have satisfactory evidence that David Allegre appeared before me, and acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument, and acknowledged it as the President of Dujardin Development Company, a Washington corporation, general partner of EVERGREEN APARTMENT ASSOCIATES, A LIMITED PARTNERSHIP, a Washington limited partnership, to be the free and voluntary act of such entity for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal on September 11, 2003.




Signature of Notary

Print Name: KAY E. CLAYTON

NOTARY PUBLIC in and for the State of
Washington, residing at: AMANO ISLAND

My commission expires: 8-9-06



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**EXHIBIT A TO STATUTORY WARRANTY DEED -
LEGAL DESCRIPTION FOR
Evergreen Manor**

Lot 1, Concrete Short Plat No. SP#CON-89-01, approved June 14, 1989 and recorded on December 1, 1989, in Volume 8 of Short Plats, Page 192, under Auditor's File No. 8912010018, records of Skagit County, Washington; being a portion of Lot 12, Plat of Sunrise Addition, in Volume 4 of Plats, Page 44, records of Skagit County, Washington.

Situate in Skagit County, Washington.

AND SUBJECT TO: THE EXCLUSIONS LISTED ON SCHEDULE 1 TO THIS EXHIBIT A TO THIS DEED, ATTACHED HERETO



SCHEDULE 1
TO EXHIBIT A TO STATUTORY WARRANTY DEED

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 25, 1984
Auditor's No(s): 8409250055, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: As constructed beginning at a point on the West line of the above described property that is 56 feet South of the Northwest corner thereof; thence East parallel with the North line of said property a distance of 180 feet to its terminus.
2. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Notes on the face of said short plat as follows:

- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
 - B. Subject property is outside flood plain area.
 - C. Comprehensive plan designation – Residential.
 - D. Zoning designation – Multi-family (by conditional use permit).
 - E. Storm disposal – Existing 18" culvert into Cedar Street drainage ditch.
 - F. Sewage disposal – Sanitary sewer in Rietze Street, City of Concrete.
 - G. Water Supply – 2" water main in Rietze Street, City of Concrete.
 - H. Basis of Survey – Rader, Leonard & Associates Survey of January 1970; for the Concrete School District 201.
3. Encroachment of a fence onto the northerly portion of said premises by approximately .8 feet at the northwest corner to 3.6 feet at the northeast corner, as disclosed by an unrecorded survey prepared by Goldsmith & Associates dated August 14, 2003 under job no. 02100-11.
 4. Encroachment of two sheds and a greenhouse onto the northerly portion of said premises as disclosed by an unrecorded survey prepared by Goldsmith & Associates August 14, 2003 under job no. 02100-11.



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5. Location of storm drain, yard drain, water meter, fire department connection, telephone riser, cable tv riser and transformer as delineated on the face of an unrecorded survey prepared by Goldsmith & Associates dated August 14, 2003 under job no. 02100-11.
6. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of \$619,400.00;
Dated: January 31, 1985
Recorded: January 31, 1985
Auditor's No.: 8501310041, records of Skagit County, Washington
Grantor: Evergreen Apartment Associates, A Limited Partnership
Trustee: Farmers Home Administration, United States Department of Agriculture, acting through the State Director of the Farmers Home Administration for the State of Washington
Beneficiary: United States of America, acting through the Farmers Home Administration, United State Department of Agriculture
8. Liability to future assessments, if any, levied by Town of Concrete.
10. Lien for property taxes not yet due and payable.

