
200309170187
Skagit County Auditor
9/17/2003 Page 1 of 7 4:04PM

WHEN RECORDED MAIL TO:

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

CHICAGO TITLE CO.
C22593 ✓

STATUTORY WARRANTY DEED
(Skagit Village)

Grantor: SKAGIT VILLAGE ASSOCIATES, A LIMITED PARTNERSHIP, a
Washington limited partnership

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

Legal Description: LOTS 35-40, AND 49-51, SANDALWOOD.

Tax Account Number: 4361-000-051-0003; 4361-000-035-0004; 4361-000-036-
0003; 4361-000-037-0002; 4361-000-038-0001; 4361-000-
039-0000; 4361-000-040-0007; 4361-000-049-0008; 4361-
000-050-0004.

Related Documents: None.

SKAGIT VILLAGE 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

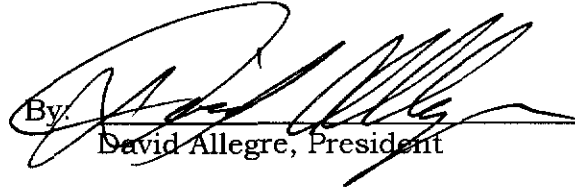
SKAGIT VILLAGE ASSOCIATES, A
LIMITED PARTNERSHIP, a Washington
limited partnership

4808
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

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

SEP 17 2003

Amount Paid \$ 19810.07
By Skagit Co. Treasurer
Deputy

By: 
David Allegre, President

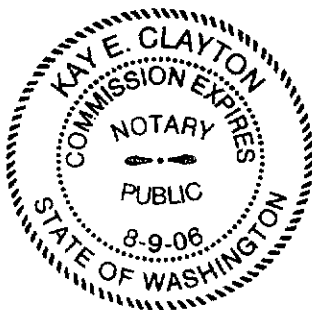
STATE OF WASHINGTON)

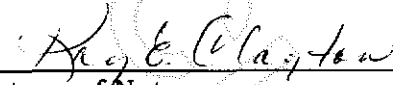
COUNTY OF KING)

ss.

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 SKAGIT VILLAGE 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
Skagit Village**

Lots 35, 36, 37, 38, 39, 40, 49, 50 and 51, Plat of Sandalwood, according to the plat thereof, recorded in Volume 11 of Plats, Page 78, records of Skagit County, Washington.

Situated 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 provisions contained on the face of said plat, as follows:

An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power & Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Company, and Cascade Natural Gas Company and their respective successors or assigns, under and upon the exterior seven feet, parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities.

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

Easement delineated on the face of said plat;

For: Utilities

Affects: The exterior 7 feet of all lots adjacent to street

Easement delineated on the face of said plat;

For: Drainage

Affects: Over and across the Westerly 7.5 feet of said lots 49, 50 and 51, Easterly 7.5 feet of said lots 38, 39 and 40, and the Southerly 10 feet of said lots 35, 36, 37 and 38

2. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: January 11, 1978

Auditor's No(s): 871809, records of Skagit County, Washington

In favor of: Public Utility District No. 1

For: Water line

Affects: East 20 feet and South 20 feet of said lot 36 and the South 20 feet of the East 10 feet of said Lot 35

3. Assessments, Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 10, 1977

Auditor's No(s): 862312, records of Skagit County, Washington

Executed By: Sandalwood, a limited partnership, Lanney Wixson, general partner

AMENDED by Instrument(s):

Recorded: May 24, 1983

Auditor's No(s): 8305240026, records of Skagit County, Washington



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4. 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.
5. Encroachment of a fence onto the Southwesterly corner of said premises by approximately 3.8 feet and the Northwesterly corner by approximately 0.6 feet as disclosed by an unrecorded Survey prepared by Goldsmith & Associates dated August 14, 2003 under job no. 02100-15
6. Note on the face of an unrecorded survey prepared by Goldsmith & Associates dated June 6, 2003, under Job No. 02100-16;

The 20 foot water easement shown on the face of the above noted plat of Sandalwood and noted as exception No. 5 of the above title report appears to have a building constructed over the top of it. No record is contained in the title report that would indicate that this easement has been abandoned or vacated.

7. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of \$797,850.00;
- | | |
|----------------|--|
| Dated: | January 18, 1979 |
| Recorded: | January 18, 1979 |
| Auditor's No.: | 894979, records of Skagit County, Washington |
| Grantor: | Skagit Village 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 States Department of Agriculture |
| Affects: | Said premises and other property |



8. Financing Statement, including the terms and conditions thereof;
Recorded: March 1, 1984
Filed: March 1, 1984
Auditor's No.: 8403017001, records of Skagit County, Washington
Debtor: Skagit Village Associates, a limited partnership
Secured Party: Farmers Home Administration
Assignee: Farmers Home Administration

Continued by instrument(s);

Recorded: September 30, 1988
Auditor's No(s): 8809307001, records of Skagit County, Washington
Assignee: United States of America acting through Farmers Home
Administration

Amended by instrument(s);

Recorded: March 4, 1993
Filed: March 4, 1993
Auditor's No(s): 9303040071, records of Skagit County, Washington
Assignee: United States of America, acting through Farmers Home
Administration

Continued by instrument(s);

Recorded: September 1, 1993
Filed: September 1, 1993
Auditor's No(s): 9309010037, records of Skagit County, Washington
Assignee: United States of America, acting through Farmers Home
Administration

Continued by instrument(s);

Recorded: December 16, 1998
Filed: December 16, 1998
Auditor's No(s): 9812160051, records of Skagit County, Washington
Assignee: United States of America, acting through the United States
Department of Agriculture, Formerly Farmers Home Administration

9. A leasehold estate, or memorandum thereof, including the terms and conditions thereof;
Dated: January 15, 1989
Recorded: April 26, 1999
Auditor's No.: 9904260067, records of Skagit County, Washington
Lessor: Skagit Village Association, a Limited Partnership
Lessee: American Meter & Appliance, Inc., a Washington corporation
For a term of: Not to exceed 20 years



11. Dues, charges, and assessments, if any, levied by Sandalwood Association.
12. Liability to future assessments, if any, levied by City of Mount Vernon.
14. Lien for property taxes not yet due and payable.

