



200309170197

Skagit County Auditor

9/17/2003 Page

1 of

5 4:09PM

WHEN RECORDED MAIL TO:

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

**CHICAGO TITLE CO.**

C22715 ✓

**STATUTORY WARRANTY DEED**

**(Fircrest)**

Grantor: FIRCREST, A WASHINGTON LIMITED PARTNERSHIP

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

Legal Description: PTN SE¼, SE¼, SEC. 17, T34N, R4E, W.M.

Tax Account Number: 340417-4-014-0003.

Related Documents: None.

FIRCREST, 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

FIRCREST, A WASHINGTON LIMITED PARTNERSHIP

4810  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

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

SEP 17 2003

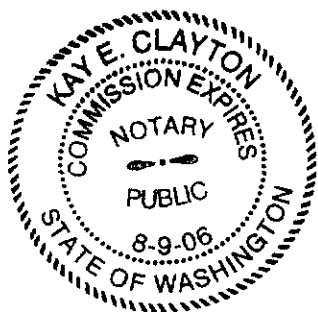
Amount Paid \$18979.36  
Skagit Co. Treasurer  
By [Signature] Deputy

[Signature]  
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 FIRCREST, 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]  
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



**EXHIBIT A TO STATUTORY WARRANTY DEED -  
LEGAL DESCRIPTION FOR  
Fircrest**

That portion of the SouthEast Quarter of the SouthEast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the SouthWest corner of Lot 17, Bel-Air Manor Third Addition, according to the plat thereof recorded in Volume 10 of Plats, Page 42, records of Skagit County, Washington;

Thence South parallel with the East line of 18<sup>th</sup> Street a distance of 126 feet to the true point of beginning of this description;

Thence NorthEasterly to a point on the SouthWesterly line of North Viewmont Drive (as shown on said plat) which point lies 60 feet SouthEasterly from the SouthEast corner of said Lot 17 when measured along the SouthWesterly line of said North Viewmont Drive;

Thence SouthEasterly along said SouthWesterly line a distance 113 feet, more or less, to the NorthWest corner of Lot 14, Bel-Air Manor First Addition, according to the plat thereof recorded in Volume 7 of Plats, Page 60, records of Skagit County, Washington;

Thence South along the West line of said Lot 14 and along the West line of Lot 1 of said plat to the North line of Fir Street;

Thence West along the North line of Fir Street to the East line of 18<sup>th</sup> Street;

Thence North along the East line of 18<sup>th</sup> Street a distance of 181 feet, more or less, to a point 174 feet South of the SouthWest corner of Lot 6, Bel-Air Manor Fourth Addition, according to the plat thereof recorded in Volume 10 of Plats, Page 33, records of Skagit County, Washington;

Thence East parallel with the South line of said Lot 6 a distance of 97.50 feet;

Thence North to the true point of beginning;

Except that portion deeded to the City of Mount Vernon by deed recorded July 1, 1993, under Auditor's File No. 9307010054, 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. Covenants, conditions, restrictions, and easements 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: October 20, 1965  
Auditor's No(s): 673294, records of Skagit County, Washington  
Executed By: Ralph A. Nylin and Emma M. Nylin, husband and wife
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: May 23, 2003  
Auditor's No(s): 200305230174, records of Skagit County, Washington  
In favor of: Comcast of Washington Inc.  
For: Cable Service
3. Location of Power vaults, storm drain, catch basin, water faucet and valve and cable tv riser as delineated on the face of an unrecorded survey prepared by Goldsmith & Associates dated August 14, 2003 under job no. 02100-13
4. Encroachment of fences onto the northwesterly and easterly portions of said premises, a rockery onto the westerly portion of said premises and a concrete retaining wall onto the easterly portion of said premises as disclosed by an unrecorded survey prepared by Goldsmith & Associates dated August 14, 2003 under job no. 02100-13.
5. Mortgage, to secure an indebtedness of \$403,750.00 including any interest, advances or other obligations secured thereby;  
Dated: August 8, 1975  
Recorded: August 8, 1975  
Auditor's File No.: 821725, records of Skagit County, Washington  
Mortgagor: Dujardin Custom Home, Inc., a Washington corporation  
Mortgagee: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture
6. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of \$717,246.00;  
Dated: September 2, 1992  
Recorded: February 17, 1993  
Auditor's No.: 9302170061, records of Skagit County, Washington  
Grantor: Fircrest, 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



7. Lease, disclosed by Memorandum thereof, including the terms and conditions thereof; and any failure to comply with the terms, covenants, conditions and provisions;  
Memorandum Dated: January 15, 1999  
Recorded: April 26, 1999  
Auditor's No.: 9904260064, records of Skagit County, Washington  
Lessor: Fircrest, a Limited Partnership  
Lessee: American Meter & Appliance, Inc., a Washington corporation  
For a term of: Not to exceed 20 years

9. Assessments, if any, levied by the City of Mount Vernon.

11. Lien for property taxes not yet due and payable.

