



200309170207

Skagit County Auditor

9/17/2003 Page

1 of

6 4:14PM

WHEN RECORDED MAIL TO:

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

CHICAGO TITLE CO.

C22594 ✓

STATUTORY WARRANTY DEED

(Villa Kathleen)

Grantor: VILLA KATHLEEN LIMITED PARTNERSHIP, a Washington limited partnership

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

Legal Description: Lots 13 through 23, Block 2, FRITSCH'S ADDITION TO BURLINGTON.

Tax Account Number: 4084-002-023-0000.

Related Documents: None.

VILLA KATHLEEN 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

VILLA KATHLEEN LIMITED
PARTNERSHIP, a Washington limited
partnership

4809
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

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

SEP 17 2003

Amount Paid \$15370.39
Skagit Co. Treasurer
By *lp* Deputy

David Allegre
By: *David Allegre*
David Allegre, President

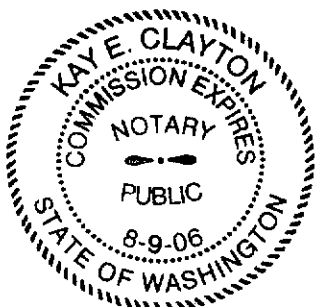
STATE OF WASHINGTON)

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 VILLA KATHLEEN 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.



Kay E. Clayton
Signature of Notary
Print Name: KAY E. CLAYTON
NOTARY PUBLIC in and for the State of
Washington, residing at: CAMANO ISLAND
My commission expires: 8-9-06



**EXHIBIT A TO STATUTORY WARRANTY DEED -
LEGAL DESCRIPTION FOR
Villa Kathleen**

Lots 13 through 23, Block 2, Fritsch's Addition to Burlington, according to the plat thereof recorded in Volume 3 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, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 2, 1986
Auditor's No(s): 8607020054, records of Skagit County, Washington
In favor of: Puget Sound Power & 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:

Being located as constructed or to be constructed on the above described property, more particularly described as follows:

Beginning at a point on the East line of said property that is approximately 156 feet South of the Northeast corner thereof; Thence West a distance of 10 feet to its terminus.
2. Agreement, including the terms and conditions thereof; entered into;
By: The City of Burlington, a municipal corporation
And Between: Clarence J. Kuhn and Bettye H. Kuhn, husband and wife and Ben Magnuson and Lillian Magnuson, husband and wife

Recorded: September 24, 1976
Auditor's No.: 843200, records of Skagit County, Washington
Providing: Regarding zoning issues
3. Agreement, including the terms and conditions thereof; entered into;
By: The City of Burlington, a municipal corporation
And Between: Clarence J. Kuhn and Bettye H. Kuhn, husband and wife; and Ben Magnuson and Lillian Magnuson, husband and wife; and LeRoy Anderson and Donna Anderson, husband and wife, DBA L & B Investment

Recorded: September 20, 1983
Auditor's No.: 8309200004, records of Skagit County, Washington
Providing: Regarding zoning issues
4. Agreement, including the terms and conditions thereof; entered into;
By: The City of Burlington
And Between: Clarence J. Kuhn and Bettye Kuhn, husband and wife
Recorded: February 7, 1986
Auditor's No.: 8602070029, records of Skagit County, Washington
Providing: Regarding zoning issues



5. Location of Cable TV Riser, Telephone Riser, Transformer, Yard Drain, Storm Drain, Catch Basin and Drain Manhole as delineated on the face of an unrecorded Survey prepared by Goldsmith & Associates dated August 14, 2003, under Job No. 02100-17.
6. Encroachment of a fence onto the Westerly, Northerly and Southerly portion of said premises and by a driveway onto the Southerly portion of said premise as disclosed by an unrecorded Survey prepared by Goldsmith & Associates dated August 14, 2003 under job no. 02100-17.
7. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of \$760,000.00;
Dated: March 9, 1987
Recorded: March 9, 1987
Auditor's No.: 8703090003, records of Skagit County, Washington
Grantor: Villa Kathleen 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: The United States of America, acting through the Farmers Homes Administration, United States Department of Agriculture
8. Financing Statement, including the terms and conditions thereof;
Recorded: March 9, 1987
Auditor's No.: 8703097001, records of Skagit County, Washington
Debtor: Villa Kathleen Limited Partnership
Secured Party: Farmers Home Administration

Continued and amended by instrument(s);
Recorded: December 19, 1991
Auditor's No(s): 9112190006, records of Skagit County, Washington

Amended by instrument(s);
Recorded: March 4, 1993
Auditor's No(s): 9303040073, records of Skagit County, Washington

Amended by instrument(s);
Recorded: September 11, 1996
Auditor's No(s): 9609110001, records of Skagit County, Washington

Continued by instrument(s);
Recorded: December 24, 2001
Auditor's No(s): 200112240103, records of Skagit County, Washington



9. A leasehold estate, as disclosed by Memorandum thereof, upon and subject to all of the provisions therein contained, as created by that certain lease:
Memorandum

Dated: January 15, 1999
Recorded: April 26, 1999
Auditor's No.: 9904260066, records of Skagit County, Washington
Lessor: Villa Kathleen Limited Partnership
Lessee: American Meter & Appliance, Inc., a Washington corporation
For a term of: Not to exceed 20 years

11. Liability to future assessments, if any, levied by City of Burlington.

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

