



200312290204
Skagit County Auditor

12/29/2003 Page 1 of 6 3:42PM

WHEN RECORDED RETURN TO:

**CRAIG CAMMOCK
MOUNT VERNON VENTURES, LLC
P.O. BOX 836
MOUNT VERNON, WA 98273
CHICAGO TITLE C29629**

DOCUMENT TITLE(S):

Special Warranty Deed

GRANTOR (last name, first name, middle initial):

KeyBank National Association, a national banking association

GRANTEE (last name, first name, middle initial):

Mount Vernon Ventures, LLC

LEGAL DESCRIPTION (abbreviated: lot, block, plat or section, township, range):

Lots 3 through 10, Block 2, BALL AND LEDGER'S FIRST ADDITION TO MOUNT VERNON.

ASSESSOR'S PROPERTY TAX PARCEL OR ACCOUNT NUMBER:

3702-002-010-0116; 340419-0-293-0001

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Not applicable

**When Recorded Return To and
Until a Change is Requested,
All Tax Statements Shall
Be Sent To:**

Mount Vernon Ventures, LLC
P.O. Box 836
Mount Vernon, Washington 98273

Grantee's Name and Address:

Mount Vernon Ventures, LLC
P.O. Box 836
Mount Vernon, Washington 98273

Grantor's Name and Address:

KeyBank National Association
P.O. Box 94839
Cleveland, Ohio 44101-4839
Attention: Real Estate Asset Manager

SPECIAL WARRANTY DEED

KEYBANK NATIONAL ASSOCIATION, a national banking association, successor by merger to Puget Sound Bank, Bellingham Bank, formerly known as Bellingham National Bank and Valley Bank ("**Grantor**"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby bargains, sells conveys and confirms to MOUNT VERNON VENTURES, LLC, a Washington limited liability company ("**Grantee**"), the real property described on the attached Exhibit A, together with any and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Assessor's Property Tax Parcel/Account Number: 3702-002-010-0116; 340419-0-293-0001

This conveyance is made subject to the items listed on Exhibit B attached hereto and made a part hereof.

Grantor for itself and its successors in interest does by these presents expressly limit the covenants of the deed herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

PAID

6541

DEC 29 2003

Amount Paid \$

Skagit County Treasurer
By: Deputy

24,475.00



200312290204
Skagit County Auditor

WITNESS the hand of said Grantor this 22nd day of December, 2003.

KEYBANK NATIONAL ASSOCIATION,
a national banking association

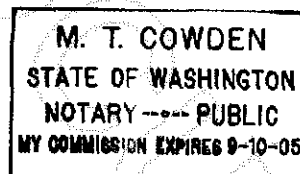
By: Mark O. Pass
Name: MARK O. PASS
Its: SR. REGIONAL TRANSACTIONS MGR

STATE OF WASHINGTON §
COUNTY OF PIERCE §

BEFORE ME, a Notary Public in and for said County and State aforesaid, on this date personally appeared MARK O. PASS, the DESIGNATED SIGNER of KeyBank National Association, a national banking association, known to me to be the same person whose name is subscribed to the foregoing instrument, and he/she acknowledged that he/she signed and delivered said instrument in the capacity indicated above, as his/her own free and voluntary act and as the free and voluntary act of the grantor therein for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

[Signature]
Notary Public for the indicated State
My Commission Expires: 9/10/05



200312290204
Skagit County Auditor
12/29/2003 Page 3 of 6 3:42PM

EXHIBIT A

Legal Description of the Property

Lots 3 through 10, Block 2, Ball and Ledger's First Addition to Mount Vernon, according to the Plat thereof, recorded in Volume 1 of Plats, Page 1, Records of Skagit County, Washington;

Together with that portion of the vacated west 25 feet of Second Street adjoining said lots on the east;

Together with that portion of vacated Front Street adjoining said lots on the west, which has reverted to said premises by operation of law;

Situated in Skagit County, Washington.



200312290204
Skagit County Auditor

EXHIBIT B

Permitted Exceptions

1. ROADS, HIGHWAYS AND OTHER PUBLIC RIGHTS-OF-WAY
2. ZONING, LAND USE, AND OTHER GOVERNMENTAL LAWS, RULES AND REGULATIONS.
3. REAL ESTATE TAXES AND ASSESSMENTS, BOTH GENERAL AND SPECIAL, WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE.
4. MATTERS CREATED, SUFFERED OR PERMITTED BY OR THROUGH GRANTEE.
5. LEASE AGREEMENT BETWEEN GRANTOR AND GRANTEE
6. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, DISCLOSED BY INSTRUMENT RECORDED DECEMBER 8, 1943, AUDITORS NO. 367701, RECORDS OF SKAGIT COUNTY, WASHINGTON IN FAVOR OF PIERSON PETROLEUM COMPANY.
7. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, CREATED BY INSTRUMENT RECORDED NOVEMBER 17, 1980, AUDITORS NO. 8011170032, RECORDS OF SKAGIT COUNTY, WASHINGTON IN FAVOR OF SKAGIT COUNTY DIKING DISTRICT NO. 3.
8. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT RECORDED MARCH 25, 1981, AUDITORS NO. 8103250005, RECORDS OF SKAGIT COUNTY, WASHINGTON IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY.
9. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, RESERVED BY INSTRUMENT ORDINANCE NO. 2013 OF THE CITY OF MOUNT VERNON, RECORDED SEPTEMBER 29, 1982, AUDITORS NO. 8209290034, RECORDS OF SKAGIT COUNTY, WASHINGTON IN FAVOR OF VALLEY BANK AND THE PARTNERSHIP KNOWN AS MURPHY-SVENSSON..
10. STATEMENT OF ENCROACHMENTS CONTAINED ON THE FACE OF AN UNRECORDED SURVEY DATED AUGUST 20, 1999, AS FOLLOWS:
 - A. A 5 FOOT CHAINLINK FENCE ENCROACHES IN THE NORTHWEST CORNER OF THE PROPERTY
 - B. A UTILITY POLE ENCROACHES ALONG THE NORTH LINE OF THE PROPERTY
 - C. THE SIDEWALK ENCROACHES ALONG THE EAST PROPERTY LINE.
11. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY, OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.



200312290204

Skagit County Auditor

12. RIGHT OF USE, CONTROL OR REGULATION BY THE UNITED STATES OF AMERICA IN THE EXERCISE OF THE POWER OVER NAVIGATION.
13. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE RIVER OR DUE TO SAID RIVER HAVING SHIFTED OR CHANGED COURSE.
14. RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION OF THE PROPERTY, IF ANY, LYING IN THE BED OR FORMER BED OF THE RIVER, IF NAVIGABLE.
15. PUBLIC AND PRIVATE EASEMENTS, IF ANY, OVER VACATED PORTIONS OF THE PROPERTY.
16. MATTERS DISCLOSED ON THE FACE OF A SURVEY RECORDED FEBRUARY 18, 1999, IN VOLUME 21 OF SURVEYS, PAGE 146, UNDER AUDITOR'S FILE NO. 9902190108, RECORDS OF SKAGIT COUNTY, WASHINGTON.



200312290204
Skagit County Auditor

12/29/2003 Page

6 of

6 3:42PM