

AFTER RECORDING MAIL TO:
Signal Investments, LLC
2801 Alaskan Way, Suite 300
Seattle, WA 98121



200401210042
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109443-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Armada Vancouver Company
Grantee(s): Signal Investments, LLC
Abbreviated Legal Lot 5A of BU SP 3-91 in E 1/2 of SE 1/4, 6-34-4 E W.M.
Assessor's Tax Parcel Number(s): P101475, 340406-4-001-0803

THE GRANTOR ARMADA VANCOUVER COMPANY, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION which is paid by a Qualified Intermediary as part of a Section 1031 deferred exchange in hand paid, conveys and warrants to SIGNAL INVESTMENTS, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5A of City of Burlington Short Plat No. BURL-3-91, as approved April 21, 1992, and recorded April 27, 1992, in Volume 10 of Short Plats, page 77, under Auditor's File No. 9204270026, records of Skagit County, Washington; being a portion of Lot 5 of the Cascade Mall Binding Site Plan, recorded in Volume 8 of Short Plats, pages 170 through 180, being a portion of the East 1/2 of the Southeast 1/4, Section 6, Township 34 North, Range 4 East, W.M.

TOGETHER WITH an easement for ingress and egress, as granted by easement recorded July 27, 1989, under Auditor's File No. 8907270006, records of Skagit County, Washington.

TOGETHER WITH an easement for storm drainage, as granted by easement recorded July 31, 1989, under Auditor's File No. 8907210036, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated January 14, 2004

Armada Vancouver Company

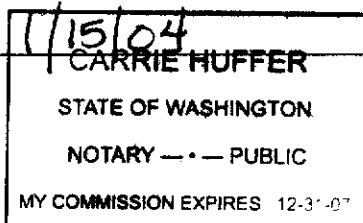
By: 
James W. Lagerquist, President

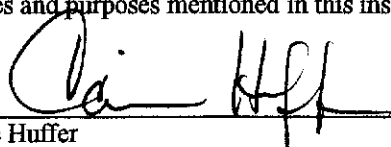
STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence James W. Lagerquist

me, and said person acknowledged that he signed this instrument, on oath stated He's
authorized to execute the instrument and is President
of Armada Vancouver Company
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.


Dated:




Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003 2007a

#283
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 21 2004

Amount Paid \$ 20906.10
Skagit County Treasurer
By:  Deputy

EXCEPTIONS:

A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: City of Burlington
And: Armada/Lagerquist Co., a Washington corporation; Winmar Company, Inc., a California corporation; John F. Hill, agent for the shareholders of Skagit Valley Shopping Center, Inc., a dissolved corporation
Dated: November 10, 1983
Recorded: November 23, 1983
Auditor's No.: 8311220025
Regarding: Terms and conditions of conditional use of shopping center site.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Burlington
Purpose: Utilities
Area Affected: Portion of said premises and other lands
Recorded: September 16, 1981
Auditor's No.: 8109160003

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Benefits property immediately North of shopping center and other lands
Purpose: Storm drainage
Area Affected: Portion of said premises and other lands
Recorded: July 21, 1989
Auditor's No.: 8907210038

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Purpose: Water line easement
Area Affected: A portion of said premises and other lands
Recorded: July 21, 1989
Auditor's No.: 8907210039

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas
Purpose: Natural gas lines
Area Affected: Portion of said premises and other lands
Recorded: July 21, 1989
Auditor's No.: 8907210041



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Schedule "B-1"
EXCEPTIONS CONTINUED:

109443-PE

F. Question of the exact location and dimensions of that certain Storm Drainage Easement recorded July 21, 1989, under Auditor's File No. 8907210036.

G. COVENANTS, CONDITIONS AND RESTRICTIONS, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 28, 1990
Auditor's No.: 9003280050
In Favor Of: Cascade Natural Gas
For: Natural gas lines
Affects: Portion of said premises and other lands

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: The West 10 feet
Dated: Not disclosed
Recorded: August 26, 1991
Auditor's No.: 9108260081

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines, or related facilities, along with necessary appurtenances for the transportation of water.
Area Affected: The East 25.00 feet of the North 2.50 feet
Dated: August 26, 1991
Recorded: September 5, 1991
Auditor's No.: 9109050047

J. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Armada Vancouver Company, a Washington corporation
And: Intermezzo Incorporated, a Washington corporation
Dated: April 2, 1992
Recorded: April 6, 1992
Auditor's No.: 9204060064
Providing: Reference is made to the record for full particulars



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Schedule "B-1"

EXCEPTIONS CONTINUED:

K. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The benefit of Parcels 5A and 5B
Purpose: An easement for a water pipeline and fire hydrants
Area Affected: The East 20.00 feet, and the North 25 feet of the South 160 feet
and also the North 20 feet of the South 135 feet of the West 20
feet of the East 65 feet
Dated: April 2, 1992
Recorded: April 6, 1992
Auditor's No.: 9204060065

L. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

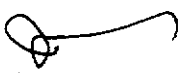
Grantee: The mutual benefit of Parcel 5A and Parcel 5B
Purpose: For ingress and egress by vehicular and pedestrian traffic
Area Affected: As more fully set forth in the shaded portions outlined on Exhibit
B of said document
Dated: April 29, 1992
Recorded: May 20, 1992
Auditor's No.: 9205200092

M. Notes contained on the face of the Short Plat, as follows:

1. Zoning – Commercial District;
2. Water Supply – City of Burlington;
3. Sewage Disposal – City of Burlington Sanitary Sewer System;
4. Elevations based on mean sea level datum;

N. Restrictions contained on the face of the Short Plat, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. All maintenance and construction of private roads are the responsibility of the lot owner.



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