



200403110109

Skagit County Auditor

3/11/2004 Page

1 of

5 3:19PM

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P.O. Box 47338
Olympia, WA 98504-7338

Document Title: Warranty Deed

Reference Number of Related Document: N/A

Grantor(s): Uptowne Centre, L.L.C.

Grantee: State of Washington

Legal Description: Ptn of Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block 9, Supplemental Plat of Gates' 1st and 2nd Additions to Mount Vernon, Vol. 2 of Plats, page 95(98)

Additional Legal Description is on Page(s) 5 of Document

Assessor's Tax Parcel Number(s): 37000-009-002-0006 - P52061; 3700-009-004-0004 - P52062; 3700-009-006-0002 - P52063; 3700-009-008-0109 - P52065; and 3700-009-008-0208 - P52066

FIRST AMERICAN TITLE CO.

67820

WARRANTY DEED

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

#1111
MAR 11 2004

Amount Paid \$
By: Skagit County Treasurer Deputy

State Route 536, Mount Vernon 3rd St. Intersection

The Grantor, UPTOWNE CENTRE, L.L.C., a Washington limited liability company, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby conveys and warrants to the **STATE OF WASHINGTON**, the following described real estate, situated in Skagit County, in the State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

See Exhibit A attached hereto and made a part hereof.

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described PARCEL "A", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

WARRANTY DEED


It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Transportation, by the Director of Real Estate Services.

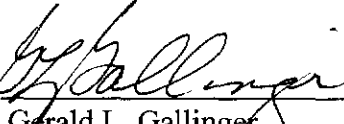
Dated Jan. 30, 2004


Accepted and Approved:

UPTOWNE CENTRE, L.L.C.,
a Washington limited liability company

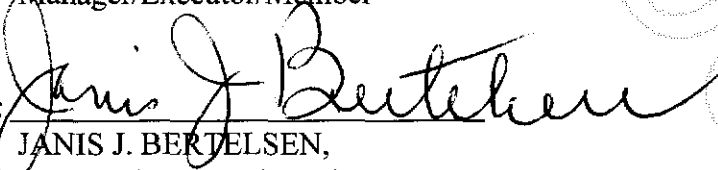
STATE OF WASHINGTON
Department of Transportation

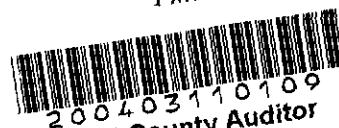
By: 
LAWRENCE W. PIRKLE,
Manager/Executor/Member

By: 
Gerald L. Gallinger
Director, Real Estate Services

By: 
DR. RICHARD A. BERTELSEN,
Manager/Executor/Member

Date: March 9, 2004

By: 
JANIS J. BERTELSEN,
Manager/Executor/Member



WARRANTY DEED

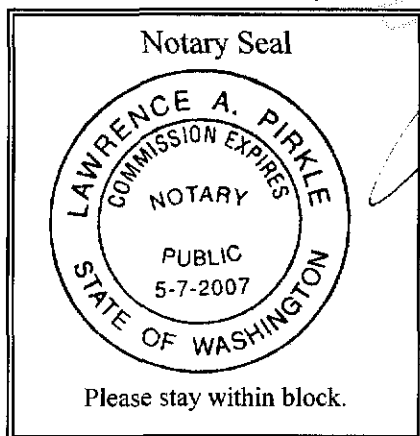
STATE OF WASHINGTON)

: ss.

County of Skagit)

On this 30 day of January, 2004, before me personally appeared LAWRENCE W. PIRKLE, to me known to be a manager/executor/member of UPTOWNE CENTRE, L.L.C., a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



Notary (print name) Lawrence A. Pirkle

Notary Public in and for the State of Washington,
residing at Mt. Vernon

My Appointment expires 5-7-07

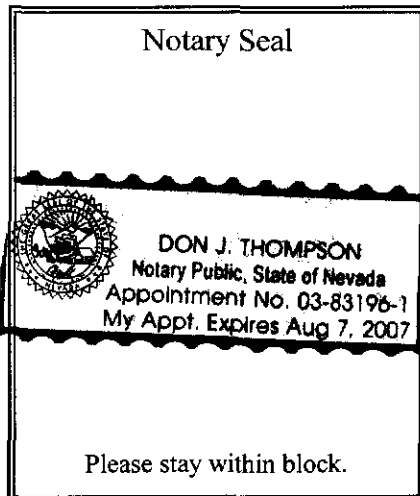


WARRANTY DEED

STATE OF Nevada)
County of Clark) : SS.

On this 7th day of February, 2004, before me personally appeared DR. RICHARD A. BERTELSEN and JANIS J. BERTELSEN, to me known to be the managers/executors/members of UPTOWNE CENTRE, L.L.C., a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



[Signature]
Notary (print name) Don J Thompson
Notary Public in and for the State of Nevada,
residing at Las Vegas
My Appointment expires 8/7/07

WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying southeasterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) A 15+39.20 on the A line survey of SR 536, Mount Vernon 3rd St. Intersection and 35 feet northwesterly therefrom; thence southwesterly parallel with and/or radially from said A line survey to a point opposite HES A 13+00 thereon and the end of this line description.

PARCEL "A"

Lots 1, 2, 3, 4, 5, 6 and the west half of Lots 7 and 8, Block 9, Supplemental Plat of Gates' 1st and 2nd Additions to Mount Vernon, Skagit County, Washington, as per plat recorded in Volume 2 of Plats, page 95(98), records of Skagit County;
EXCEPT Easterly 6 feet of Lots 1, 2, 3, 4 and westerly 6 feet of Lots 5, 6, 7 and 8 for alley as conveyed to the City of Mount Vernon by deeds recorded under Recording Nos. 182578, 182580, 182585, 182586, and 184389.

The lands herein described contain an area of 204 square feet, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval November 22, 2002, revised March 14, 2003.

RAB JJB

Reviewed:

W. Lee

Dated: Jan. 30, 2004

