



200404010082

Skagit County Auditor

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**AFTER RECORDING MAIL TO:**

Name: Smiley Properties, LLC  
Address: 1616 N 18<sup>th</sup>, Suite 160  
City/State: Mount Vernon, WA  
Attn: Dean Smiley

FIRST AMERICAN TITLE CO.

A80167-1

**Statutory Warranty Deed**

THE GRANTOR MOUNT VERNON PAD PARTNERS, L.P., a Washington limited partnership, for and consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to FIRST AMERICAN EXCHANGE OF SKAGIT COUNTY, the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART HERETO  
BY THIS REFERENCE.

*Abbr. legal: section 18, Township 34, Range 4; NE 1/4 ptn  
of MV SSP # MV-1-94*

Assessor's Property Tax Parcel/Account Number(s): 8005-000-004-0003 (P107492)

THE REAL ESTATE CONVEYED BY THIS DEED IS HEREBY EXPRESSLY RESTRICTED TO PROHIBIT ANY OR ALL OF THE FOLLOWING PRIMARY USES FOR A PERIOD OF TEN (10) YEARS FROM THE DATE HEREOF: THE SALE OF OFFICE PRODUCTS, PETS OR PET SUPPLIES, AND VACUUM OR VACUUM SUPPLIES, AND THE OPERATION OF A PIZZA RESTAURANT. PRIMARY USE SHALL BE DEFINED AS ANY USE WHICH IS ATTRIBUTABLE FOR MORE THAN TWENTY PERCENT OF THE SQUARE FOOTAGE FOR THE OWNER OR ANY TENANT, LESSEE OR OTHER OCCUPANT ON THE PROPERTY.

DATED this 26<sup>th</sup> day of March, 2004.

1553  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 01 2004

Mt. Vernon Pad Partners Limited Partnership  
a Washington limited partnership

Amount Paid \$ 5340.00  
Skagit Co. Treasurer

By LP Deputy

By: VPI, Inc., a California corporation  
its general partner

By: *[Signature]*Its: Vice President

**EXHIBIT 'A'**  
**(Legal Description)**

**Lot 4 of the City of Mount Vernon Binding Site Plan No. MV-1-94 BSP. approved May 31, 1994, and recorded May 31, 1994, under Auditor's File No. 9405310129, in Volume 11 of Short Plats, Page 77-81, inclusive, records of Skagit County, Washington, being a portion of hte Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.**



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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

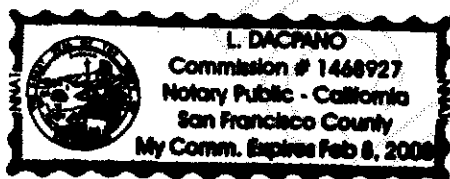
State of California

County of San Francisco

} ss.

On March 26, 2004 before me, L. Dacpano, a Notary Public, personally appeared **Mary Haber**,

personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/they authorized capacity(ies), and that by his/her/they signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(Place Notary Seal Above)

WITNESS my hand and official seal

A handwritten signature in ink, appearing to be "L. Dacpano", written over a horizontal line.

Signature of Notary Public

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

#### Description of Attached Document

Title or Type of Document: **Statutory Warranty Deed**

Document Date: **March 26, 2004**

Number of Pages: **--**

Signer(s) Other Than Named Above: **None**

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: **Mary Haber**

☐ Individual

☒ Corporate Officer – Title(s): **Vice President of VPI, Inc.**

☐ Partner - ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other \_\_\_\_\_

Signer is Representing: **VPI, Inc., its general partner**



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