

WHEN RECORDED MAIL TO:

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



200407300159
Skagit County Auditor

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CHICAGO TITLE IC28777 ✓

**STATUTORY WARRANTY DEED
(ARBOR PARK APARTMENTS)**

Grantor: Timothy B. White
Grantee: Mount Vernon Arbor Park LLC
Abbrev. Legal Description: Ptn. Northwest Quarter of the Southwest Quarter of Section 21, Township 34 North, Range 4 East W.M. and Lots 7, 8, 9, 16 and 17, RIDGEWOOD 2ND ADDITION
Tax Account Number: 340421-3-014-0009; 340421-3-017-0303; 4337-000-008-0008; 4337-000-007-0009; 4337-000-017-0007; 4337-000-009-0007; 4337-000-016-0008
Related Documents: None

Timothy B. White, as his separate estate, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to Mount Vernon Arbor Park LLC, 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)

3993
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 30 2004

Amount Paid \$ 143907.66
Skagit Co. Treasurer
By *[Signature]* Deputy

GRANTOR'S SIGNATURE PAGE FOR STATUTORY WARRANTY DEED

DATED July 30, 2004

By: _____

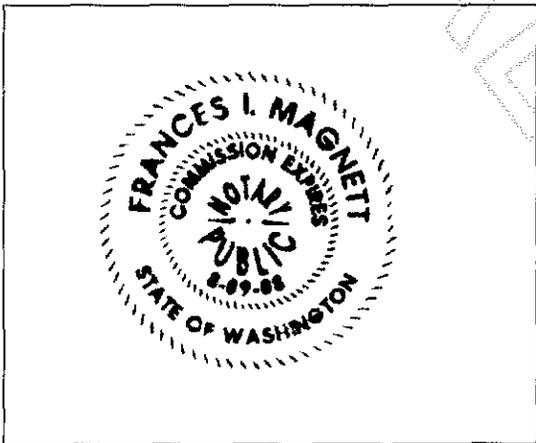
Timothy B. White

STATE OF WASHINGTON)

COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence that TIMOTHY B. WHITE is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 7/30/04



Frances I. Magnett
Print Name: Frances I Magnett
Residing at: Mount Vernon
My appointment expires: 8-9-08



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**EXHIBIT A TO STATUTORY WARRANTY DEED –
LEGAL DESCRIPTION**

PARCEL A:

The West Half of the West Half of the West Half of the Northwest Quarter of the Southwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the West 30 feet thereof conveyed to the City of Mount Vernon for street purposes by deed dated August 10, 1977, and recorded August 19, 1977, under Auditor's File No. 863093, records of Skagit County, Washington;

ALSO EXCEPT the West 5 feet thereof deeded to the City of Mount Vernon December 21, 1993, under Auditor's File No. 9312210046, records of Skagit County, Washington.

PARCEL B:

The East 300 feet of the North 20 feet of the following described parcel:

The West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT county road along the South line thereof.

PARCEL C:

Lots 7, 8, 9, 16 and 17, RIDGEWOOD 2nd ADDITION, according to the plat thereof recorded in Volume 11 of Plats, page 40, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.

AND SUBJECT TO THE FOLLOWING SPECIAL EXCEPTIONS:

1. A leasehold estate, as disclosed by Memorandum thereof, upon and subject to all of the provisions therein contained, as created by tht certain lease;
Recorded: March 15, 2002
Auditor's No.: 200203150185, records of Skagit County, Washington
Lease Date: Undisclosed
Lessor: Timothy B. White Properties
Lessee: Automatic Laundry Company, Ltd.
For a term of: One year nor more than 20 years
Affects: Parcel A

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 23, 1978
Auditor's No(s): 875982, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line together with necessary appurtenances
Affects: The North 7 feet of Parcel A



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3. Easement, including the terms and conditions thereof, by instrument(s);
Recorded: December 3, 1986
Auditor's No(s): 8612030011, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: A sewage and storm sewer pipeline with related rights,
terms and conditions
Affects: Parcel B

4. Easement provisions, contained on the face of said plat, as follows:

The right reserved in the dedication of the Plat to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course in the original reasonable grading of the roads shown on the face of the Plat.

Affects: Parcel C

6. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company and Continental Telephone Company of the Northwest and their respective successors or assigns, under and upon the exterior seven feet, parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.

Affects: Parcel C

7. Easement delineated on the face of said plat;
For: Drainage
Affects: The Easterly 10 feet of Lots 15, 16 and 17 of Parcel C

8. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: June 21, 1977
Auditor's No.: 858797, records of Skagit County, Washington
For: Construction, installation, operation, maintenance or
removal of a sewer line or lines
Affects: The North 10 feet of Lot 9 of Parcel C



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