

AFTER RECORDING MAIL TO:
Mr. and Mrs. John Mickelwait
206 S. 13th St.
Mount Vernon, WA 98274



200408020054
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B80910

FIRST AMERICAN TITLE CO.

B80910-E

Statutory Warranty Deed

Grantor(s): Smiley Properties, LLC
Grantee(s): John Mickelwait and Pamela Mickelwait
Assessor's Tax Parcel Number(s): 4642-000-007-0006 (P106647)

THE GRANTOR Smiley Properties, L.L.C., a Washington Limited Liability Corporation for and in 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 John Semmes Mickelwait and Pamela Mickelwait, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit 7, "ROOSEVELT BUSINESS CENTER CONDOMINIUM", as per Declaration thereof, recorded under Auditor's File No. 9501170108, in Volume 16 of Plats, Pages 15, records of Skagit County, Washington.

Subject to: Exhibit "A" attached hereto and by this reference made a part hereof.

Dated:

Smiley Properties, LLC

V. Ruth Smiley
By: V. Ruth Smiley

4030
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 18 2004
Amount Paid \$ 2670.00
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that V. Ruth Smiley, the persons who appeared before me, and said person(s) acknowledged that he/she/they authorized to sign this instrument as the Managing Member of Smiley Properties, LLC and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: July 16, 2004

B. Elizabeth Thompson

Notary Public in and for the State of Washington
Residing at FERNDALE
My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

EXHIBIT "A"

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: March 23, 1977
Recorded: May 19, 1978
Auditor's No.: 879820
Executed By: Parker J. Buck and Ruby A. Potter

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: January 16, 1981
Recorded: January 20, 1981
Auditor's No.: 8101200041
Executed By: Parker J. Buck, President of Patti Corporation

Said covenants have also been amended, modified or in part waived as to some lots of the "PARKER BUSINESS CENTER", as disclosed by various sales instruments executed by the Patti Corporation.

By instrument recorded under Auditor's File No. 8412130027, Patti Corporation assigned control of the Architectural Control Committee and authority to Parker Business Center Association and thereafter said assignee amended said protective covenants by instrument recorded under Auditor's File No. 8501310044, both of which are hereto attached.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: August 16, 1988
Recorded: August 23, 1988
Auditor's No.: 8808230079
Executed By: College Way Village Association

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Roosevelt Business Center Condominium
Recorded: January 17, 1995
Auditor's No.: 9501170107
(copy attached)

Said matters include but are not limited to the following:

1. "...the right 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 grading of the roads shown hereon.



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The obligation for the cost of removal of snow from, and the maintaining of all private roads within the plat, will be the responsibility of the plat owners.

If the plat owners petition the City of Mount Vernon to include the private roads herein, in the City street system, it is understood that said plat owners shall fully develop the road system to the City street standards of the City of Mount Vernon, and all construction shall be free of liens, costs and other obligations. Acceptance of the street shall be at the exclusive option of the City of Mount Vernon.

Following original reasonable grading of roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural courses so as to discharge upon any public road right-of-way or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."

2. Private Roadways: All those streets or roadways shown hereon, other than Roosevelt Avenue and that portion of College Way being dedicated as a public highway (lying within the North 40 feet of the Northwest ¼ of the Southeast ¼ of said Section 17), shall remain private streets or roadways, EXCEPT that Leigh Way from Roosevelt Avenue to William Way and William Way from Ninth Street to Buck Way, may be abandoned or vacated as private roadways should the owners of Tracts 69 through 94, inclusive, of the Plat of Parker Business Center decide to develop larger uninterrupted properties than are presently shown hereon. Said abandonment or vacation of said portion of Leigh Way and William Way shall be at the exclusive option of 100% of the owners of record of said Tracts 69 through 94, inclusive, by the execution and recording of a document of abandonment and vacation by the said 100% of the owners of record (which term does not include either contract sellers or mortgagees.)

3. Easements: Utility easements are hereby reserved and granted to the Puget Sound Power and Light Company; Continental Telephone Company of the Northwest, Inc.; Cascade Natural Gas Corporation, the Skagit County Public Utility District No. 1, and Natioinwide Cablevision, Inc., under, over and across all those private streets or roadways as shown hereon in the Northwest ¼ of the Southeast ¼ of said Section 17.

Utility easements are also hereby reserved and granted to said utilities under, over and across Leigh Way and William Way in the South ½ of the Northeast ¼ of the Southwest ¼ of said Section 17, SUBJECT TO the abandonment or vacation conditions cited in Paragraph 2, Private Roadways hereinabove. In addition, utility easements shall be granted in accordance with sub-paragraph A4 of Section III General Provisions of the Protective Covenants and Restrictions, of the Plat of the Parker Business Center. Said easements shall permit the utilities to install, lay, constuct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment, for the purpose of serving the subdivision and other property with electric, telephone, gas, water and cablevision service, together with the right to enter upon the lots at all times for the purposes stated.

4. Unlicensed Vehicles: That portion of Roosevelt Avenue, lying within the Northwest ¼ of the Southeast ¼ of said Section 17, is hereby dedicated as a Public Highway, SUBJECT TO the rights of the owners of the land within this Plat of Parker Business Center to operate unlicensed vehicles over, across and upon said Roosevelt Avenue for a period of 5 years subsequent to the date of recording of said plat.

5. Building locations and dimensions refer to exterior walls and are shown in feet and tenths of feet.



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6. Floor and ceiling elevations are shown in feet and tenths of feet. Interior to top of proposed finished ceilings and top of constructed sub floors.

7. Interior dimensions are shown in feet and tenths of feet and represent interior measurements prior to sheet rock.

8. Bench Mark – Northwest corner of concrete base for power vault at the Northeast property corner.

Elevation = 26.88 Mean Sea Level

9. Unit floor and ceiling elevations :

Unit 1 - Floor = 31.1 Ceiling = 46.5

Unit 2 - Floor = 31.1 Ceiling = 46.5

Unit 3 - Floor = 31.1 Ceiling = 46.5

Unit 4 - Floor = 31.1 Ceiling = 46.5

Unit 5 - Floor = 31.1 Ceiling = 46.5

Unit 6 - Floor = 31.1 Ceiling = 46.5

Unit 7 - Floor = 31.1 Ceiling = (See plan for location or change in ceiling height)

Lower portion = 39.0

Higher portion = 39.9

10. Unit area:

Unit 1 = 1,141 sq. ft.

Unit 2 = 1,384 sq. ft.

Unit 3 = 1,454 sq. ft.

Unit 4 = 2,222 sq. ft.

Unit 5 = 2,077 sq. ft.

Unit 6 = 1,228 sq. ft.

Unit 7 = 1,220 sq. ft.

11. All parking spaces are Limited Common Elements allocated to units as indicated on Exhibit "C" to the Declaration filed under Auditor's File No. as indicated on Sheet 2 of 2 under Dedication.

12. Know all Men by these Presents that we, the undersigned owners of in fee simple and/or mortgagee of the property herein described, hereby declare this Survey Map and Plat and dedicate the same for condominium purposes. This plat shall be restricted to the terms of the declaration filed under Skagit County Auditor's File No. 9501170108.

13. Gas, sewer, drainage and electrical easements as delineated on the face of said plat.

14. Any question which may arise regarding misplaced or encroaching fence lines as said fence lines are delineated on the face of said Condominium Survey.



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15. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may be hereafter amended.

16. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989, (R.C.W. 64.34) and as may be hereafter amended.

C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between:	City of Mount Vernon, a municipal corporation
And:	Bescal Properties, a Washington corporation
Dated:	August 28, 1994
Recorded:	August 30, 1994
Auditor's No.:	9408300084

By said instrument the City of Mount Vernon also acknowledged payment of \$918.00.

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated:	January 12, 1995
Recorded:	January 17, 1995
Auditor's No.:	9501170108
Executed By:	Bescal Properties, a Washington partnership



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