



200410070079

Skagit County Auditor

10/7/2004 Page 1 of 5 3:20PM

Return Address

Perkins Coie LLP
1201 Third Avenue, 40th Floor
Seattle, WA 98101-3099
Attention: Jennifer Stevenson

LAND TITLE OF SKAGIT COUNTY 113523-T

Document Title(s) (or transactions contained therein):

- 1. Statutory Warranty Deed

Reference Number(s) of Documents assigned or released:
(on page ___ of document)

***Grantor(s) (Last name first, then first name and initials):**

- 1. N C Machinery Co.

Additional names on page ___ of document.

Grantee(s) (Last name first, then first name and initials):

- 1. HARCO Real Estate Investments LLC

Additional names on page ___ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

PTN SW 1/4 NE 1/4, 18-34-4 E W.M.

Full legal is on page 1 of the document

Assessor's Property Tax Parcel/Account Number(s)

30418-1-010-0101

STATUTORY WARRANTY DEED

Grantors, N C MACHINERY CO., a Washington corporation, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration in hand paid, receipt and sufficiency of which are acknowledged, conveys and warrants to HARCO REAL ESTATE INVESTMENTS LLC, a Washington limited liability company, the following described real estate, situated in Mt. Vernon, Skagit County, Washington:

That portion of the North 512.6 feet of the Southwest ¼ of the Northeast ¼ of Section 18, Township 34 North, Range 4 East, W.M., lying East of a line 550 feet West of and parallel with the East line of said Southwest ¼ of the Northeast ¼ and lying West of the Westerly right-of-way line of Primary State Highway No. 1 as condemned by the State of Washington under Decree entered February 6, 1956, in Skagit County Superior Court Cause No. 22871;

EXCEPT that portion conveyed to the State of Washington for Highway purposes by deed recorded April 2, 1973, under recording no. 782843, records of Skagit County, Washington;

AND EXCEPT the South 10 feet thereof, as measured by a line drawn parallel with and 10 feet Northerly of the Southerly line;

Situate in the County of Skagit, State of Washington.

Subject to the exceptions noted in EXHIBIT A attached hereto and incorporated herein by this reference.

DATED September 30, 2004.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5471
OCT 07 2004
Amount Paid \$ 30,490.00
By Skagit Co. Treasurer Deputy

N C MACHINERY CO.,
a Washington corporation

By [Signature]
Thomas F. Topel
Vice President



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

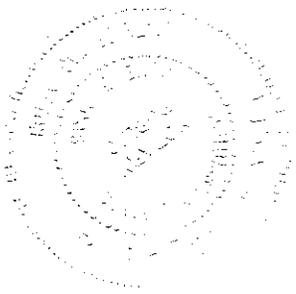
On this 30th day of September, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas F. Topel, to me known to be the person who signed as Vice President of N C MACHINERY CO., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was duly elected, qualified and acting as said officer of the corporation, that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

Lisa A. Walrath
(Signature of Notary)

LISA A. WALRATH
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State
of Washington, residing at Kitsap County
My appointment expires: 6-5-05.



**EXHIBIT A
to Statutory Warranty Deed**

1. General taxes, together with interest, penalty and statutory foreclosure costs, if any.
2. Municipal assessments and impact fees, if any, levied by the City of Yakima.
3. Unrecorded leaseholds, if any, rights of vendors and holders of security interests on personal property installed upon said property; and rights of tenants to remove trade fixtures at the expiration of the term.

4. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected: The North 15 feet of said premises
Dated: --
Recorded: May 15, 1963
Auditor's No.: 635958

5. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: --
Purpose: Road purposes
Area Affected: The North 15 feet of said premises
Dated: --
Recorded: July 1, 1959
Auditor's Nos.: 582616 and 729563, respectively

6. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation
Purpose: Pipeline or pipelines
Area Affected: A strip of land 14 feet wide, the centerline of said being 460 feet West of and parallel with the centerline of Washington State Highways SR 5
Dated: --
Recorded: July 12, 1972
Auditor's No.: 771030

7. Condemnation by the State of Washington or right of access to State Highway and of light, view and air, by the following:

STATUTORY WARRANTY DEED
[31771-0200/SB042550.016]



200410070079

Skagit County Auditor

Entered: February 6, 1956
Cause No.: 22871

8. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways constructed on lands conveyed by the following:

To: The State of Washington
Recorded: April 2, 1973
Recording No.: 782843

9. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed: December 9, 1985
Volume/Page: Volume 6 of Surveys, at page 154
Auditor's File No.: 8512090001

10. Encroachment of fence appurtenant to said premises onto property adjoining to South and East, approximately 0.97 feet South of the Southwest corner, 1.02 feet South of the Southeast corner, 2.38 feet East of the Southeast corner, 1.70 feet East of the most Southerly Northeast corner and 5.00 feet of the most Northerly Northeast corner, as shown on survey by Continental Engineering Co., dated December 21, 1993.
11. Right, title, and interest of owners of property adjoining to the North to that portion of said premises lying Northerly of a fence running West to East from the Northwest corner to a point approximately 1.43 feet South of the most Northerly Northeast corner of said premises, as shown in survey by Continental Engineering Co., dated December 21, 1993.