

WHEN RECORDED RETURN TO:

Name: Real Property Investors LLC
Address: 6410 Roosevelt Way NE
Seattle, WA 98115



200410130161
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY 112493-5

Escrow Number: 200489674

Filed for Record at Request of: STEWART TITLE

STATUTORY WARRANTY DEED

The Grantors, Skagit Mall 90 Associates, a Washington General Partnership, and W&C Corporation, a Washington corporation, as their interests may appear for and in consideration of Ten Dollars and other good and valuable consideration and as part of an I.R.C. Section 1031 tax deferred exchange in hand paid, conveys, and warrants to Benaroya Capital Company, L.L.C., a Washington limited liability company as to an undivided 91.80% interest; and McKernan Fairway Center L.L.C., a Delaware limited liability company as to an undivided 4.73% interest; and Michael J. Horwitz and Brandy N. Horwitz, as co-Trustees of the Horwitz Family Revocable Trust Agreement U/A/D June 6, 2000 as to an undivided 1.74% interest; and B. Scott Fuller and Danielle L. Fuller, husband and wife as to an undivided 0.97% interest; and Business Property Trust, LLC dba BPT Oregon, LLC, an Oregon limited liability company as to an undivided 0.76% interest; as Tenants in Common the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1 through 7, inclusive, and Lot "B", Binding Site Plan No. MV-1-93 entitled Skagit Valley Square, approved September 29, 1993, recorded September 30, 1993 in Book 10 of Short Plats, pages 240-246, inclusive, under Auditor's File No. 9309300143 and being a portion of the Northeast ¼ of the Southeast ¼ of Section 18, Township 34 North, Range 4 East, W.M.

5549
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 13 2004

Amount Paid \$ 255,964.00
By Skagit Co. Treasurer
Deputy

SUBJECT TO: Subject to matters as set forth on Exhibit "B", attached hereto and by this reference made a part hereof.

Assessor's Property Tax Parcel/Account Number: 8006-000-001-000;8006-000-002-001;8006-000-002-0100;8006-000-002-0201;8006-000-003-0002;8006-000-004-0003;8006-000-004-0100;8006-000-005-0004;8006-000-006-0005;8006-000-007-0006;8006-000-099-0000

Dated: October 12, 2004

Grantor Signature Page Attached Hereto as Exhibit "A"

Exhibit "A"

Grantor Signature(s):

Skagit Mall 90 Associates
A Washington General Partnership

By: W&C Corporation, a Washington corporation
Its General Partner

By: _____
Gerry W. Christensen
Vice President

By: JJ&R Investments, Inc., a Washington corporation
Its General Partner

By: _____
Jack Alhadeff
President

W&C Corporation
A Washington Corporation

By: _____
Gerry W. Christensen
Vice President



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Skagit County Auditor

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STATE OF Washington

)
) ss.
)

COUNTY OF

I certify that I know or have satisfactory evidence that Gerry W. Christensen is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Vice President of W&C Corporation acting as the General Partner of Skagit Mall 90 Associates to be the free and voluntary act of such party for the uses and purposes mentioned this instrument.

Dated: October _____, 2004

Name:

Notary Public in and for the State of Washington

My appointment expires:

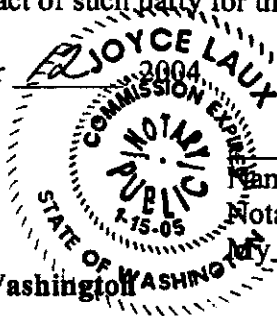
STATE OF Washington

)
) ss.
)

COUNTY OF *KING*

I certify that I know or have satisfactory evidence that Jack Alhadeff is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the President of JJ&R Investments, Inc. acting as the General Partner of Skagit Mall 90 Associates to be the free and voluntary act of such party for the uses and purposes mentioned this instrument.

Dated: October _____



Name:

Notary Public in and for the State of Washington

My appointment expires: *1-15-05*

STATE OF Washington

)
) ss.
)

COUNTY OF

I certify that I know or have satisfactory evidence that Gerry W. Christensen is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Vice President of W&C Corporation to be the free and voluntary act of such party for the uses and purposes mentioned this instrument.

Dated: October _____, 2004

Name:

Notary Public in and for the State of Washington

My appointment



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Skagit County Auditor

Exhibit "A"

Grantor Signature(s):

Skagit Mall 90 Associates
A Washington General Partnership

By: W&C Corporation, a Washington corporation
Its General Partner

By: Gerald W. Christensen
Gerald W. Christensen
Vice President

By: JJ&R Investments, Inc., a Washington corporation
Its General Partner

By: _____
Jack Alhadeff
President

W&C Corporation
A Washington Corporation

By: Gerald W. Christensen
Gerald W. Christensen
Vice President



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STATE OF Washington

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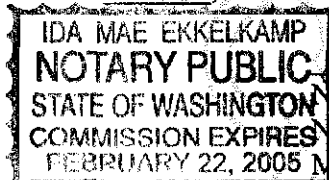
) ss.

COUNTY OF Skagit

)

I certify that I know or have satisfactory evidence that Gerald W. Christensen is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Vice President of W&C Corporation acting as the General Partner of Skagit Mall 90 Associates to be the free and voluntary act of such party for the uses and purposes mentioned this instrument.

Dated: October 12th, 2004



Ida Mae Ekkelkamp
Name: Ida Mae Ekkelkamp

Notary Public in and for the State of Washington

My appointment expires: 2/22/2005

STATE OF Washington

)

) ss.

COUNTY OF

)

I certify that I know or have satisfactory evidence that Jack Alhadeff is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the President of JJ&R Investments, Inc. acting as the General Partner of Skagit Mall 90 Associates to be the free and voluntary act of such party for the uses and purposes mentioned this instrument.

Dated: October _____, 2004

Name:

Notary Public in and for the State of Washington

My appointment expires:

STATE OF Washington

)

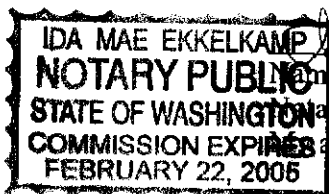
) ss.

COUNTY OF Skagit

)

I certify that I know or have satisfactory evidence that Gerald W. Christensen is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Vice President of W&C Corporation to be the free and voluntary act of such party for the uses and purposes mentioned this instrument.

Dated: October 12th, 2004



Ida Mae Ekkelkamp
Name: Ida Mae Ekkelkamp

Notary Public in and for the State of Washington

My appointment expires: 2/22/2005



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SCHEDULE B

Order No.: 112493-S

EXCEPTIONS CONTINUED:

2. General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2004, if unpaid, second half delinquent November 1, 2004, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owning</u>
8006-000-001-0000	2004	\$ 1,750.75	\$875.38	\$ 875.37
Property I.D. No.: P26287 (Affects Lot 1)				
8006-000-002-0001	2004	\$16,029.91	\$8,014.96	\$8,014.95
Property I.D. No.: P104612 (Affects portion of Lot 2)				
8006-000-002-0100	2004	\$ 5,596.56	\$2,798.28	\$2,798.28
Property I.D. No.: P104610 (Affects portion of Lot 2)				
8006-000-002-0201	2004	\$42,829.41	\$21,414.71	\$21,414.70
Property I.D. No.: L104625 (Affects building only on Lot 2)				
8006-000-003-0002	2004	\$ 5,900.48	\$2,950.24	\$2,950.24
Property I.D. No.: P104613 (Affects Lot 3)				
8006-000-004-0003	2004	\$40,452.57	\$20,476.29	\$20,476.28
Property I.D. No.: P104614 (Affects portion of Lot 4)				
8006-000-004-0100	2004	\$27,090.48	\$13,545.24	\$13,545.24
Property I.D. No.: P104935 (Affects portion of Lot 4)				
8006-000-005-0004	2004	\$50,500.03	\$25,250.02	\$25,250.01
Property I.D. No.: P26284 (Affects Lot 5)				
8006-000-006-0005	2004	\$17,586.66	\$8,793.33	\$8,793.33
Property I.D. No.: P26285 (Affects Lot 6)				
8006-000-007-0006	2004	\$ 3,346.30	\$1,673.15	\$1,673.15
Property I.D. No.: P26296 (Affects Lot 7)				
8006-000-099-0000	2004	\$ 633.70	\$633.70	\$ -0-
Property I.D. No.: P26206 (Affects Parcel B)				

3. Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.

4. MEMORANDUM OF LEASE, INCLUDING TERMS & CONDITIONS THEREOF:

Lessor:	McNeil Fund IX, a California Limited Partnership landlord
Lessee:	Pay 'N Save Corporation, a Washington Corporation, tenant
Dated:	August 25, 1972
Recorded:	December 2, 1985
Auditor's No.:	8512020036
Affects:	Pay 'N Save store located with



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SCHEDULE B

Order No.: 112493-S

EXCEPTIONS CONTINUED:

4. (continued):

The Lessor's interest is now held of record by Skagit Mall 90 Associates, a Washington General Partnership, by instrument recorded August 14, 1992, under Auditor's File No. 9208140011.

The Lessee's interest is now held of record by ADC Distribution Corporation by instrument recorded July 27, 1992, under Auditor's File No. 9207270102.

5. MEMORANDUM OF LEASE, INCLUDING TERMS & CONDITIONS THEREOF:

Lessor: McNeil Fund IX, a California Limited Partnership, landlord
Lessee: Pay 'N Save Corporation, a Washington corporation, tenant
Dated: August 25, 1972
Recorded: December 2, 1985
Auditor's No.: 8512020037
Affects: Ernest Home Center Store located within building on Parcel "A"

The Lessor's interest is now held of record by Skagit Mall 90 Associates, a Washington General Partnership, by instrument recorded August 14, 1992, under Auditor's File No. 9208140011.

6. SHORT FORM LEASE AND THE TERMS AND CONDITIONS THEREOF:

Lessor: Skagit Mall 90 Associates
Lessee: Denny's Inc.
For a Term of: The term of this Lease shall commence on the earlier of: (1) the date said restaurant is open for business. (2) the date any Architect engages by Lessee executed this certificate of completion of said improvements and their readiness for occupancy, or (3) forty-five (45) days following the final inspection and approval of improvements by and applicable governmental agency, whichever first occurs, and shall end on the Twentieth (20th) anniversary of said date.
Recorded: July 22, 1991
Auditor's No.: 9107220007
Affects: An undisclosed portion of the subject property

Reference is hereby made to that certain Agreement recorded February 16, 1994, under Auditor's File No. 9402160113.

7. MEMORANDUM OF LEASE, INCLUDING TERMS & CONDITIONS THEREOF:

Lessor: Skagit Mall 90 Associates, a Washington general partnership
Lessee: Albertson's, Inc. a Delaware corporation
For A Term Of: 20 consecutive years
Dated: July 10, 1992
Recorded: October 2, 1992
Auditor's No.: 9210020069



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SCHEDULE B

Order No.: 112493-S

EXCEPTIONS CONTINUED:

7. (continued):

~~Said Lease was amended by instrument entitled, "Amendment To Shopping Center Lease" recorded February 16, 1994, under Auditor's File No. 9402160108.~~

8. MEMORANDUM OF LEASE, INCLUDING TERMS & CONDITIONS THEREOF:

Lessor: Skagit Mall 90 Associates
Lessee: Pay Less Drug Stores Northwest, Inc., a Maryland Corporation
For A Term Of: 20 years
Dated: February 16, 1993
Recorded: February 22, 1993
Auditor's No.: 9302220103

9. MEMORANDUM OF LEASE, INCLUDING TERMS & CONDITIONS THEREOF:

Lessor: Skagit Mall 90 Associates, a Washington general partnership
Lessee: comprised of W & C Corporation and S & H Skagit Incorporated
Dated: Ernest Home Center, Inc., a Washington corporation
March 30, 1993
Recorded: April 21, 1993
Auditor's No.: 9304210048

7. MEMORANDUM OF LEASE, INCLUDING TERMS & CONDITIONS THEREOF:

Lessor: Skagit Mall 90 Associates, a Washington general partnership
Lessee: Albertson's, Inc. a Delaware corporation
For A Term Of: 20 consecutive years
Dated: July 10, 1992
Recorded: October 2, 1992
Auditor's No.: 9210020069

Said Lease was amended by instrument entitled, "Amendment To Shopping Center Lease" recorded February 16, 1994, under Auditor's File No. 9402160108.

SUBORDINATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

By Agreement Dated: July 26, 2004
Recorded: August 9, 2004
Auditor's No.: 200408090202

The above Deed of Trust was made subordinate to the Deed of 7
200307310094.



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EXCEPTIONS:

- A. Restrictions imposed by instrument dated January 20, 1955, recorded February 2, 1955, under Auditor's File No. 512633, as follows:

"That neither the grantees nor their heirs and assigns will ever erect any building, fence, or other structure above the surface of the land herein and hereby conveyed within 4 feet of the East line thereof, such restrictions not to include any surfacing of the ground with gravel, cement, asphalt, etc."

- B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Road purposes
In Favor Of: State of Washington
Recorded: November 22, 1947
Auditor's No.: 411479
Affects: 7 foot strip along West line of Riverside Drive.

- C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line
In Favor Of: Puget Sound Power & Light Co., a corporation
Recorded: April 2, 1959
Auditor's No.: 578510 in Volume 301 of Deeds, page 114
Affects: Undisclosed location in easement portion only

- D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Sewer lines
In Favor Of: City of Mount Vernon
Recorded: June 30, 1959
Auditor's No.: 582577 in Volume 303 of Deeds, page 207
Affects: 18 foot strip and 20 foot strip through portion of Tract "A", Short Plat MV-11-79

- E. Relinquishment of right of access to State Highway and of light, view and air, under terms of deed to the State of Washington, recorded September 16, 1954, under Auditor's File No. 506543, October 19, 1954, under Auditor's File No. 508077, and September 16, 1954, under Auditor's File No. 506540.
(Affects portion bordering Interstate Highway No. 5)

- F. A NON-EXCLUSIVE EASEMENT AS SET FORTH IN INSTRUMENT:

Dated: March 17, 1972
Recorded: March 17, 1972
Auditor's No.: 765540
Purpose: Undisclosed
Affects: North 200 feet of that portion of Tract "A", Short Plat No. MV-11-79



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EXCEPTIONS CONTINUED:

G. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington
 Purpose: Highway
 Area Affected: 9 foot or 7 foot strip along the East line of Tract C, Short Plat MV-11-79
 Dated: September 24, 1947
 Recorded: November 22, 1947
 Auditor's No.: 411473

H. Reservation of the right to lay, maintain, operate, repair and remove at any time a sewer pipeline pre-installed, and the right for future installation, such other or additional utilities as are deemed necessary by the City of Mount Vernon, contained in Ordinance No. 1636, vacating a portion of a road right-of-way dated March 8, 1972, recorded March 24, 1972 under Auditor's File No. 765859.

I. Relocated sewer easement 20 feet in width, as disclosed by instrument dated July 14, 1972 and recorded July 17, 1972 under Auditor's File No. 771147, and described as follows:

A strip of land 20 feet in width, lying 10 feet on each side of the following described centerline: Beginning at a point on the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, which point bears South $0^{\circ}25'05''$ West, a distance of 115.30 feet from the Northwest corner of said subdivision; thence East a distance of 5.00 feet to the true point of beginning of this easement centerline description; thence North $59^{\circ}51'00''$ East a distance of 259.50 feet; thence North $88^{\circ}43'48''$ East, parallel with and 10 feet North of the North line of said subdivision, a distance of 94.09 feet to a point which is 341 feet West and 10 feet North of the Northeast corner of said subdivision.

J. Agreement regarding easements and restrictions between ABC-Pacific Corporation and Pay 'N Save Corporation dated July 24, 1972 and recorded December 7, 1972 under Auditor's File No. 777911.

K. RIGHT OF WAY CONTRACT:

Grantor: ABC-Pacific Corporation, a Washington corporation
 Grantee: Cascade Natural Gas Corporation
 Dated: March 9, 1973
 Recorded: April 3, 1973
 Auditor's No.: 782911
 (Affects portion of Tract "A", Short Plat MV-11-79 & easement portion)

L. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
 Purpose: Underground electric system
 Area Affected: Portion of Tract "A", Short Plat MV-11-79
 Dated: August 23, 1973
 Recorded: September 27, 1973
 Auditor's No.: 791457

M. Agreement concerning common area dated June 25, 1973, recorded July 5, 1973 under Auditor's File No. 787571, between Island Savings and Loan Association of Oak Harbor and ABC-Pacific Corporation, a Washington Corporation. (Affects Tract "C" Short Plat MV-11-79)



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EXCEPTIONS CONTINUED:

N. Agreement concerning common area dated September 1, 1973, recorded October 3, 1973 under Auditor's File No. 791653, between Island Savings and Loan Association of Oak Harbor and ABC-Pacific Corporation, a Washington corporation. (Affects Tract C, Short Plat MV-11-79).

O. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: The purpose of installing, constructing, operating, maintaining, removing, repairing, replacing and using a storm drain line together with the right of ingress to and egress from said described property for the foregoing purposes
In Favor Of: Union Oil Company of California
Recorded: June 21, 1976
Auditor's No.: 837329
Affects: 10 foot by 40 foot strip in portion of Tract A, Short Plat MV-11-79

P. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Drainage purpose
In Favor Of: Foodmaker, Inc.
Recorded: July 23, 1976
Auditor's No.: 839682
Affects: 8 foot strip in portion of Tract "A", Short Plat MV-11-79

Q. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Union Oil Company of California, a corporation
For: Ingress and egress only with parking prohibited thereon
Area Affected: The West 20 feet of the East 246.30 feet of the North 230 feet of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ EXCEPT the North 40 feet thereof
Recorded: October 20, 1972
Auditor's File No.: 775661.

R. NON-EXCLUSIVE EASEMENTS AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Ingress and egress and parking spaces
In Favor Of: Island Savings & Loan Association and Skagit State Bank
Recorded: June 13, 1973, July 5, 1973 and September 24, 1973
Auditor's No.: 786423, 787570 and 791256
Affects: Portions of Tract C, Short Plat No. MV-11-79.



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EXCEPTIONS CONTINUED:

S. Notes contained on the face of Short Plat No. MV-11-79, as follows:

1.) Short Plat Number and date of approval shall be included in all Deeds and Contracts.

2.) Sewage Disposal by Mount Vernon City Sewer.

3.) Water by Skagit County Public Utility District No. 1.

4.) An easement is hereby reserved for and granted to the Puget Sound Power and Light company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors and assigns, under and upon the exterior seven (7) feet of the front boundary lines of Parcels "A", "B-1", "B-2", and "C" abutting bath College Way and Riverside Drive and as shown hereon, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the Short Plat and other property, together with the right to enter upon the tracts at all times for the purposes stated, with the understanding that only grantee shall be responsible for all necessary damage it causes to only real property owner in the Short Plat by the exercise of rights and privileges herein granted.

5.) The Charge in Lieu of Assessments for each lot in this subdivision shall be \$ -0-. (This charge includes a credit of \$ -0- for installed sewer lines.) A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.

T. Relinquishment of right of access to state highway and of light, view and air, under terms of deed to the State of Washington, recorded September 16, 1964, under Auditor's File No. 506543.
(Affects Parcel "B" Only)

U. Condemnation of access to State Highway No. I-5 and of light, view and air.

Decree To:
Entered:
Skagit County Superior
Cause No.:
(Affects Parcel "B" Only)

State of Washington
October 11, 1974

SC 34107

V. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:
Purpose:

Area Affected:

Puget Sound Power & Light Company, a Washington corporation
The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Commencing at the point of beginning of that certain easement recorded under Auditor's File No. 791457, Volume 129, page 351, records of Skagit County, Washington; thence South 12°22'00" West, 425.98 feet along an existing underground power line on the above mentioned easement to the true point of beginning; thence following the approximate bearings and distances; South 56°28'51" West 79.22 feet; South 11°28'51" West, 220.41 feet; South 11°01'09" East, 130.35 feet to its terminus which is an existing transformer on the above described easement.

Recorded:
Auditor's No.:

August 15, 1991
9108150130



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EXCEPTIONS CONTINUED:

W. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: A right of way 20 feet in width having 10 feet of such width on each side of a centerline described as follows: Beginning at a point on the North line of the above described property (said North line being the South margin of College Way, SR-538) that is 55 feet East of the Northwest corner thereof; thence Southerly 60 feet to its terminus
Dated: August 28, 1992
Recorded: September 3, 1992
Auditor's No.: 9209030104

X. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington
Purpose: Highway purposes
Area Affected: Strip of land 7 feet in width
Dated: August 26, 1947
Recorded: October 25, 1947
Auditor's No.: 410370
(Affects Parcel "C")

Y. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon
Purpose: Sewer line
Dated: March 20, 1959
Recorded: June 30, 1959
Auditor's No.: 582576
(Affects Parcel "C")

Z. RIGHT OF WAY CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantor: Bud Buckner et al
Grantee: Cascade Natural Gas Corporation
Dated: December 15, 1969
Recorded: December 18, 1969
Auditor's No.: 734188
(Affects Parcel "C")



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EXCEPTIONS CONTINUED:

AA. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Washington Corporation
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
 Area Affected: A right-of-way 20 feet in width having 10 feet of such width on each side of a centerline described as follows: Being located as constructed or to be constructed on Parcel "C", more particularly described as follows: Beginning at a point on the most Northerly line of the above described property that is approximately 10 feet West of the most Northerly Northeast corner thereof; thence following these approximate bearings and distances: Southerly, 170 feet; Westerly, 166 feet to a point on the most Westerly line of the above described property and the terminus.
 Dated: February 2, 1993
 Recorded: February 5, 1993
 Auditor's No.: 9302050142
 (Affects Parcel "C")

BB. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon, Washington
 Purpose: The right to lay, maintain, operate, relay and remove at any time a sewer pipe or pipes, line or lines for the transportation of sewage, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same
 Area Affected: Portion of Tract 4
 Recorded: June 26, 1958
 Auditor's No.: 567025

CC. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Barnett Investment Company, Inc., a Washington Corporation
 Purpose: Repairing, maintaining, replacing or improving a wall
 Area Affected: 55 feet of East 300 feet of Lot 7
 Dated: February 1, 1966
 Recorded: February 21, 1966
 Auditor's No.: 679044

DD. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington Corporation
 Purpose: The right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines
 Area Affected: Ten feet in width, North line of which is 5 feet North of centerline of existing 2" natural gas pipeline, and South line of which is 5 feet South of centerline of existing 2" natural gas pipeline
 Dated: June 28, 1993
 Recorded: July 19, 1993
 Auditor's No.: 9307190086



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EXCEPTIONS CONTINUED:

EE. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Purpose: The right to construct, install, operate, maintain, protect, improve, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Beginning at the most Northerly Northeast corner of Lot 7; thence South 0°40'30" West along the East property line 80 feet to the Point of Beginning; thence South 88°43'58" West, 80 feet to the terminus
Recorded: August 5, 1993
Auditor's No.: 9308050088

FF. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington corporation
Purpose: The right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines
Area Affected: 10 feet in width, per mutual agreement of Grantor and Grantee herein over portion of Tract A, Short Plat No. MV-11-79.
Dated: June 25, 1995
Recorded: July 6, 1995
Auditor's No.: 9507060054

GG. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon, Washington
Purpose: To construct, operate, maintain, repair, replace and enlarge an underground sanitary sewer line
Area Affected: A right of way 20 feet in width for the full length of Grantor's West property line and more particularly describe on Exhibit "A" & "A-1", attached thereto.
Dated: July 16, 1993
Recorded: July 16, 1993
Auditor's No.: 9307160070

HH. DEVELOPMENT AGREEMENT FOR THE SIGNALIZATION AND EXTENSION OF ROOSEVELT AVENUE AND THE TERMS AND CONDITIONS THEREOF

Between: Hollander Investments
And: Skagit Mall 90 Associates
And: Pacific Northwest Properties
Dated: July 18, 1995
Recorded: September 15, 1995
Auditor's No.: 9509150047



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Skagit County Auditor