



200412230135

Skagit County Auditor

12/23/2004 Page 1 of 4 3:35PM

**RECORDING REQUESTED BY:**

Chicago Title Company  
839 S. Burlington Boulevard  
Burlington, Washington 98233

**WHEN RECORDED RETURN TO:**

College Way Retail, LLC  
Attn: John Graham  
1133 164th St. S.W., Suite 107  
Lynnwood, Washington 98037

**DOCUMENT TITLE(s)**

(Title Order issued by Chicago Title Insurance Company, 839 S. Burlington Boulevard, Burlington, Washington Title Order No. C29804) ✓

Statutory Bargain and Sale Deed

**GRANTORS**

Union Oil Company of California  
Attn: Karen Bruton  
376 South Valencia Avenue, AD-202  
Brea, California 92823

**GRANTEE**

College Way Retail, LLC  
Attn: John Graham  
1133 164th St. S.W., Suite 107  
Lynnwood, Washington 98037

**ABBREVIATED LEGAL DESCRIPTION**

Ptn. NW SW, Sec. 17, T34N, R4E, W.M.

**TAX PARCEL ACCOUNT NUMBER**

340417-0-057-0009

Note: This cover sheet is prepared to conform to the requirements of Chapter 143, Laws of 1996. Nothing on this sheet alters the names, legal description or other information in the attached document. The only purpose of this cover sheet is to assist the auditor in indexing the document in conformance with statute. The recorder will rely on this information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**RECORDING REQUESTED BY:**

Chicago Title Company  
839 S. Burlington Boulevard  
Burlington, Washington 98233

**RETURN RECORDED DOCUMENT**

**AND FORWARD TAX BILL TO:**

College Way Retail, LLC  
Attn: John Graham  
1133 164th St. S.W., Suite 107  
Lynnwood, Washington 98037

The space above is reserved for the Recorder's use only.

Chicago Title Company, Escrow No.: 41038551-X81  
Chicago Title Insurance Company, Title Order No.: C29804  
Real Property Tax Account No.: 340417-0-057-0009  
Property No.: P25596  
Abbreviated Legal Description: Ptn. NW SW, Sec. 17, T34N, R4E, W.M.

**STATUTORY BARGAIN AND SALE DEED**

**THE GRANTOR, UNION OIL COMPANY OF CALIFORNIA**, a California corporation, ("Unocal"), for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, bargains, sells and conveys to **COLLEGE WAY RETAIL, LLC**, a Washington limited liability company, the following described real property in the City of Mount Vernon, County of Skagit, State of Washington, more particularly described as follows:

PER ATTACHED EXHIBIT "A" WHICH HEREBY BECOMES A PART HEREOF

together with all tenements, hereditaments and appurtenances thereto belonging.

**SUBJECT TO:** Any and all existing building and use restrictions, easements, rights-of-way, conditions, covenants, restrictions, reservations, liens, encumbrances, exceptions and other matters of record, including that certain Agreement and Declaration of Covenants, Conditions, Environmental Restrictions, Waiver and Release entered into by and between Grantor and Grantee and recorded contemporaneously herewith.

- All dedicated roads, streets and highways;
- All building and zoning ordinances, laws, regulations, and restrictions by any municipal or other governmental authority applicable to the Property;
- All general and special taxes and assessments which are a lien but not yet due and payable or for which statements have not yet been tendered;
- All matters apparent from an inspection of the Property, or which a current, accurate survey of the Property would disclose (including but not limited to encroachments, overlaps or boundary line disputes).

**IN WITNESS WHEREOF**, said corporation has caused this instrument to be executed 9th day of December 2004.

# 6915  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 23 2004

Amount Paid \$ 6230.00  
By Skagit Co. Treasurer Deputy

**UNION OIL COMPANY OF CALIFORNIA**,  
a California corporation

By: [Signature]  
**BRIAN J. KELLY**  
**ATTORNEY-IN-FACT**

Bulk Plant 0826  
620 College Way  
Mount Vernon, Washington



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**EXHIBIT "A"**

**TO THE STATUTORY BARGAIN AND SALE DEED**

**LEGAL DESCRIPTION**

Bulk Plant No.: 0826  
620 East College Way  
Mount Vernon, Washington

The property described is situated in the City of Mount Vernon, County of Skagit, State of Washington.

That portion of the northwest quarter of the southwest quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point where the South right-of-way line of the Furber Road No. 208, now known as State Route 538, as said road existed on August 25, 1921, intersects the West right-of-way line of the Great Northern Railway Company, the said point being 30 feet South and 1,158.95 feet East along the East and West center line from the West quarter corner of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

Thence South 58° 41' West along the West line of the right-of-way of the Great Northern Railway Company a distance of 759.6 feet, more or less, to the North line of the South half of the northwest quarter of the southwest quarter of said Section 17;

Thence West along said North line a distance of 63.5 feet, more or less, to the East line of the right-of-way of the Pacific Northwest Traction Co.;

Thence North along the East line of the right-of-way of the Pacific Northwest Traction Co. a distance of 654.4 feet, more or less, to the South line of the right-of-way of said Furber Road No.208;

Thence East along the South line of said right-of-way of said Furber Road No. 208 a distance of 368.61 feet to the point of beginning;

EXCEPT that portion conveyed to the State of Washington for highway purposes by deed recorded July 30, 1951, under Auditor's File No. 463811, records of Skagit County, Washington;

ALSO EXCEPT all portion of said premises lying northerly of a line drawn parallel with and 40 feet southerly of, when measured at right angles to, the SR 538 survey line of SR 538, Jct. SR 5 to Laventure Road, as conveyed by right-of-way deed recorded on September 13, 1991, under Auditor's File No. 9109130066, records of Skagit County, Washington.

**Real Property Tax Account No.:** 340417-0-057-0009  
**Property No.:** P25596

Bulk Plant 0826  
620 College Way  
Mount Vernon, Washington

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Skagit County Auditor

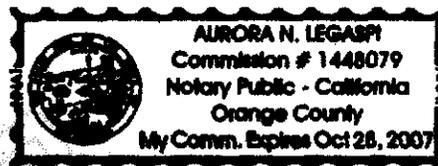
**ALL PURPOSE ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF ORANGE )

On December 9, 2004, before me, Aurora N. Legaspi, a Notary Public, personally appeared Brian J. Kelly, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument on behalf of said corporation.

Witness my hand and official seal.

Aurora N. Legaspi  
Notary Public



ATTENTION NOTARY: Although the information requested below is optional, it could prevent fraudulent attachment of this certification to unauthorized document.

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT.

Title or Type of Document: Statutory Bargain and Sale Deed  
Number of Pages: 2 pages including Exhibit A total of 3  
Date of Document: December 9, 2004  
Capacity of Signer: Attorney-in-Fact  
Signer Represents: Union Oil Company of California  
Signer(s) Other Than Named Above: None



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Skagit County Auditor