

AFTER RECORDING MAIL TO:
Hyatt Centers-Anacortes, LLC
5102 Scenic Drive
Yakima, WA 98908



200412300168
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114530-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Anacortes, LLC
Grantee(s): Hyatt Centers-Anacortes, LLC
Abbreviated Legal: Ptn. SE ¼ of SE ¼, 24-35-1 E W.M. aka Lots 1, 2 & 3, SP AN 91-005
Assessor's Tax Parcel Number(s): 350124-0-091-0000, P31871, 350124-0-091-0100, P111715, 350124-0-091-0200, P111716

THE GRANTOR ANACORTES, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **HYATTCENTERS-ANACORTES, LLC, a Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington.

Lots 1, 2 and 3, City of Anacortes Short Plat No. 91-005, approved October 24, 1991, recorded November 4, 1991 in Book 10 of Short Plats, pages 24 and 25, under Auditor's File No. 9111040088 and being a portion of the Southeast ¼ of the Southeast ¼ of Section 24, Township 35 North, Range 1 East, W.M.

Situate in the City of Anacortes, County of Skagit, State of Washington.
Subject to: Paragraphs A through G, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 114530-PAE(see attached exhibit "A")

Dated December 23, 2004

ANACORTES, LLC

By: James E. Mock, Sr., Managing Member

7024
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

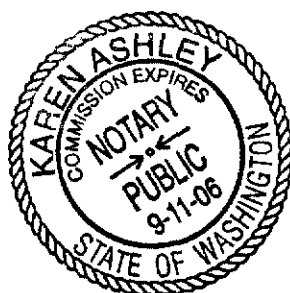
DEC 30 2004

Amount Paid \$ 130792.23
Skagit County Treasurer
By: Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence James E. Mock, Sr.
is _____ the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is Managing Member
of Anacortes, LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 30th 2004



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

EXHIBIT "A"

Schedule "B-1"

114530-PA

EXCEPTIONS:

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

For: Sewer with full right of ingress and egress to perform any and all work incident to said purpose
In Favor Of: City of Anacortes
Recorded: June 17, 1955
Auditor's No.: 519591
Affects: A 16 foot wide strip of land, being the extension of the alley in Block 6 of PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH." as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Westerly 340 feet.

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

For: Walkway and driveway
In Favor Of: Sam Carpenter, et ux
Recorded: December 29, 1958
Auditor's No.: 574609
Affects: The East 14 feet of the South 148 feet of that portion lying Northerly of the centerline of the alley in Block 7 of "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, extended West

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

For: An underground electric system
In Favor Of: Puget Sound Power & Light Company
Recorded: June 7, 1967
Auditor's No.: 700240
Affects: A 5 foot wide strip of land as surveyed, staked, constructed and extended in the future with mutual consent of both parties the exact location of which is not disclosed on the record.

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT OR BY ACTION HEREIN SET FORTH.

For: One sprinkler system control pit and two water lines
In Favor Of: Oscar E. Nelson, et ux
Disclosed: By Memorandum of Lease recorded under Auditor's File No. 719504
Affects: A portion of the North 216 feet of the real estate under search, the exact width and location of which is not disclosed on the record.

E. Matters disclosed by record of survey filed November 29, 1978 in Book 2 of Surveys, page 128, under Auditor's File No. 892183.



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EXHIBIT "A" CONTINUED

F. 30 foot ingress, egress and utilities easement as shown on face of Short Plat.

4.) Paragraph G is added to Schedule "B-1", as follows:

G. Matters disclosed by Survey dated December 28, 2004, Drawing #3955 provided by Fakkema & Kingma:

- 1.) Location of perimeter fences;
- 2.) Any question that the buildings are encroaching upon 30 foot ingress, egress and utilities easement shown on face of Short Plat or 16 foot sanitary sewer easement No. 519591.
- 3.) Existence of power line and phone line without benefit of easement.
- 4.) Encroachment of curbing, pavement and rockery into 26th Street right-of-way.



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