



200501280102
Skagit County Auditor

1/28/2005 Page 1 of 3 2:19PM

RETURN TO:

RIDGEVIEW MOUNT VERNON
1200 112TH AVENUE NE, C-163
BELLEVUE, WA 98004

STATUTORY WARRANTY DEED

Reference # (if applicable) _____

Grantor(s): RIDGEVIEW TERRACE ASSOCIATES

Additional on Page: _____

Grantee(s): RIDGEVIEW MOUNT VERNON

Additional on Page: _____

Abbreviated Legal Description: L97-104 PARKER BUSINESS CENTER V11/P91

Additional on Page: _____

Assessor's Tax Parcel ID# 4367-000-097-003; 4367-000-098-002**

LAND TITLE OF SKAGIT COUNTY 109040-P

THE GRANTOR RIDGEVIEW TERRACE ASSOCIATES, a Washington limited partnership

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to RIDGEVIEW MOUNT VERNON LIMITED PARTNERSHIP, a Washington limited partnership

the following described real estate, situated in the County of SKAGIT State of Washington:
LOTS 97 THROUGH 104, INCLUSIVE, "PARKER BUSINESS CENTER", AS PER PLAT
RECORDED IN VOLUME 11 OF PLATS, PAGES 91 THROUGH 96, INCLUSIVE, RECORDS
OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THOSE PORTIONS OF THE
PRIVATE ROADS IN SAID PLAT (UP TO THE CENTERLINE THEREOF) ABUTTING
UPON SAID TRACTS.* SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF
SKAGIT, STATE OF WASHINGTON.
SUBJECT TO: AS PER ATTACHED EXHIBIT "A" MADE A PART BY REFERENCE.

**4367-000-099-0001; 4367-000-100-0008; 4367-000-101-0007;
4367-000-102-0006; 4367-000-103-0005; 4367-000-104-0004;
4367-000-117-0801 *ALSO TOGETHER WITH an easement for ingress and egress
over and across the private roads as shown on said plat as

Dated: January 26, 2005 conveyed by instrument under AF #8009170066

RIDGEVIEW TERRACE ASSOCIATES

425
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Marvin J. Flaherty
Marvin J. Flaherty
General Partner

JAN 28 2005 71844 64

Amount Paid to
Skagit Co. Treasurer
By Deputy

NOTARY PAGE

STATE OF WASHINGTON }
 } ss.
County of _____ }

I hereby certify that I know or have satisfactory evidence that _____

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Printed Name _____

Residing at _____

My appointment expires _____

STATE OF WASHINGTON }
 } ss.
County of KING _____ }

I hereby certify that I know or have satisfactory evidence that MARVIN J. FLAHERTY

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that HE IS

authorized to execute the instrument and acknowledge it as the GENERAL PARTNER
of RIDGEVIEW TERRACE ASSOCIATES to be the free and voluntary

act of such party for the uses and purposes mentioned in this instrument.

Dated: January 27, 2005

C.A. Mccomb

Notary Public in and for the State of Washington

C.A. MCCOMB

Printed Name _____

Residing at BAINBRIDGE ISLAND

My appointment expires 01/18/06



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UNOFFICIAL DOCUMENT



Exhibit "A"
Ridgeview Terrace

1. Deed of Trust and the terms and conditions thereof in favor of The Farmers Home Administration, USDA, dated July 29, 1981, recorded July 29, 1981, Recording Number 8107290048 in the original amount of \$2,544,300.00;
2. Memorandum of Lease with Automatic Laundry Company, Ltd., Auditor's No. 200307310089;
3. Covenants, conditions, restrictions and easement contained in Declaration of Protective Restrictions and Easement, recorded May 19, 1978, Auditor's No. 879820, and amended by Auditor's Number(s) 8101200041, 8501310044 and 8808230079;
4. Rights of the public and obligation contained in the Dedication of said Plat;
5. Provisions contained on the face of said Plat;
6. Easement for pipe or pipes, line or lines for transportation of water in favor of PUD No. 1 of Skagit County, Auditor's No. 8011050053;
7. Easement in favor of Puget Sound Power & Light Company for electric transmission, Auditor's No. 8012150028;
8. Easement in favor of TCI Cablevision of Washington, Inc., Auditor's No. 200110040006;
9. Easement disclosed by said plat for Greenbelt and service Road;
10. Easement in favor of Comcast of Washington IV, Inc, Auditor's No. 200409290022



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