



200506080007
Skagit County Auditor

6/8/2005 Page 1 of 5 8:48AM

Document Title:

Deed

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. Highland Investment S LLC

2.

Grantee(s):

☐ additional grantee names on page ____

1. Highland Investments LLC

2.

Abbreviated legal description:

☐ full legal on page(s) ____

Tract 2 of AF# 200305220110
17-344

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P25681



Highland Investment

4219 Montgomery Place • Mount Vernon, Washington 98274 • 360.424.1154

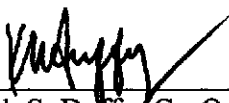
June 6, 2005

RECEIVED
CITY OF MOUNT VERNON
JUN 08 2005
C.E.D. DEPARTMENT
BY _____

Statutory Warranty Deed

THE GRANTOR HIGHLAND INVESTMENTS, LLC, Owner of the Valley Business Center, 2021 East College Way, (P25886, Tract 1 of A.F. NO: 200305220110) conveys and warrants to HIGHLAND INVESTMENTS, LLC Owner of the Worksource Building, 2005 East College Way, (P25681, Tract 2 of A.F. NO: 200305220110) the following described real-estate situated in the County of Skagit, State of Washington.

RESERVING UNTO THE GRANTOR and its successors of and assigns, a non-exclusive easement fro 16 parking spaces, 8 parking spaces each being in a East/West alignment adjoining the East 19 feet of the West 75 feet in the North 85 feet of the South 135 feet of Tract 1, Parcel "M" A.F. NO: 200305220110 along with 8 parking spaces each being in a East/West alignment adjoining the East 19 feet of the West 56 feet in the North 85 feet of the South 135 feet of Tract 1, Parcel "M" A. F. NO: 200305220110.


Kirk S. Duffy Co-Owner
June 6, 2005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 08 2005

Amount Paid \$
Skagit Co. Treasurer
By Deputy



200506080007
Skagit County Auditor

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

TRACT 1:

PARCEL "M":

The North 285.33 feet of the South 565.33 feet of the West 333.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

ALSO TOGETHER WITH non-exclusive easements shown as Parcels "N", and "O" below:

PARCEL "N":

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the West 30.00 feet of the following described Parcel:

The East 98.50 feet of the West 143.50 feet of the North 250.00 feet of the South 280.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH the West 45.00 feet of the North 250.00 feet of the South 280.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH the East 15.00 feet of the North 250.00 feet of the South 280.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of said West 30 feet lying within Tract 1 of City of Mount Vernon Short Plat No. MV-11-80 approved November 21, 1980.

ALSO EXCEPT that portion of said West 30 feet lying within the right-of-way for College Way along the South line thereof.

PARCEL "O":

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the North 30.00 feet of the South 391.50 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 333.00 feet thereof; AND EXCEPT the East 30.00 feet thereof.

TRACT 2:

Lot 1, of Short Plat No. MV-11-80, approved November 21, 1980, recorded November 21, 1980, in Volume 5 of Short Plats, Page 6, under Auditor's File No. 8011210021, being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.



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TRACT 3:

The South 280 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the West 143.5 feet thereof, AND EXCEPT the South 40 feet thereof, AND EXCEPT that portion of said premises lying East of the following described line:

Commencing at the East 1/4 corner of said Section; thence North 87 degrees 55' 03" West along the South line of the Northeast 1/4 of said Section 17, 345.83 feet; thence North 0 degrees 14' 33" West, 30.02 feet to the true point of beginning; thence continue North 0 degrees 14' 33" West, 250.20 feet to the North line of the South 280.00 feet of said subdivision and the terminus of said described line.

ALSO EXCEPT that portion thereof within Lot 1 of Short Plat No. MV-11-80, approved November 21, 1980, recorded November 21, 1980 in Volume 5 of Short Plats, Page 6, under Auditor's File No. 8011210021.



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Skagit County GIS Map

