

Prepared by and please return recorded deed to:  
Brad Rogers, Dept. 8313, Store # 2596  
2001 S.E. 10<sup>th</sup> Street  
Bentonville, AR 72716-0550



200512140069  
Skagit County Auditor

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**WARRANTY DEED**

**WARRANTY DEED** made the 13th day of December 2005, between WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust with a mailing address of: 702 S.W. 8<sup>th</sup> Street, Bentonville, Arkansas 72716, (hereinafter referred to as "Grantor"), and WAL-MART REALTY COMPANY, a corporation organized and existing under the laws of the state of Arkansas, with offices in the county of Benton, State of Arkansas and a mailing address of 702 S.W. 8<sup>th</sup> Street, Bentonville, Arkansas 72716 (hereinafter referred to as "Grantee"),

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby forever bargain, sell, convey and confirm to Grantee, and its successors and assigns, a certain tract of land situated, lying, and being in the City of Mount Vernon, County of Skagit, State of Washington, as more particularly described on Exhibit A attached hereto and made a part hereof;

**TO HAVE AND TO HOLD** said land unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And said Grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons claiming under Grantor, but none other, subject to the easements, encumbrances, restrictions, and other matters of record.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed in its name by its Director, Wal-Mart Realty and caused its trust seal attested by its Assistant Secretary to be hereto affixed.

P 107490 18/34/4 East of the  
Willamette Meridian

(TRUST SEAL)

ATTEST:

By:

*Amber Graham*  
Amber Graham  
Assistant Secretary

BY:

*Latrie Watkins*  
Latrie Watkins  
Its: Director, Wal-Mart Realty

Approved as to legal terms only  
By: *[Signature]*  
WAL-MART LEGAL DEPT.  
Date: 12/13/2006

6927  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 14 2005

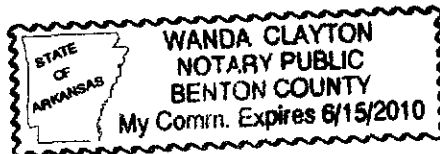
Amount Paid \$137065.00  
Skagit Co. Treasurer  
By: *[Signature]* Deputy

STATE OF ARKANSAS     )  
  ) ss  
COUNTY OF BENTON     )

In the State of Arkansas, County of Benton, on this 13<sup>th</sup> day of December 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Latriece Watkins, to me personally known, who being by me duly sworn did say that she is the Director, Wal-Mart Realty of the Grantor trust in the foregoing deed, and that the seal thereto affixed is the trust seal of said trust and that said deed was signed and sealed in behalf of said trust by authority of its Managing Trustee and said Latriece Watkins acknowledged said deed to be the free act and deed of said trust.

WITNESS my hand and notarial seal subscribed and affixed in said county and state, the day and year in this certificate above written.

Wanda Clayton  
Notary Public



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**Exhibit A**  
**Store # 2596 Mount Vernon, WA**  
**Property Address: 2021 Market Street, Mount Vernon, WA 98273**

**EXHIBIT "A"**

Those portions of the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, also being portions of Lots 3A, 3B, and 3C of that certain Plat of City of Mount Vernon Binding Site Plan No. MV 1-94 BSP, recorded in Volume 11 of Short Plats, pages 77 through 81, under Auditor's File No. 9405310129, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the East Quarter corner of Section 18 as shown on said plat;  
Thence along the East-West centerline of Section 18, South 90°00'00" West, 1,332.45 feet to the East center 1/16<sup>th</sup> corner;  
Thence along the North-South centerline of the Northeast Quarter of Section 18, North 00°20'56" West 1,657.73 feet to the North line of the South 330 feet of the Northeast Quarter of the Northeast Quarter of Section 18, said point being the true point of beginning and the Northwest corner of Lot 3C of City of Mount Vernon Binding Site Plan No. MV 1-94 BSP;

Thence along the boundaries of Lot 3C the following courses:  
South 89°50'52" East 660.91 feet;  
Thence South 00°24'07" East 124.90 feet to the Westerly line of Market Street;  
Thence along the Westerly line of Market Street South 35°08'11" West 87.55 feet to a point of curvature;  
Thence Southerly 101.79 feet along the arc of a 210.00 foot radius curve, concave to Southeast, through a central angle of 27°46'18";  
Thence leaving said Westerly line North 90°00'00" West 573.09 feet to the Easterly right-of-way of Interstate Highway 5, being also the Northwest corner of Lot 3B of City of Mount Vernon Binding Site Plan No. MV 1-94 BSP;  
Thence along said Easterly right-of-way North 00°20'56" West to the point of beginning;

ALSO beginning at the Northwest corner of Lot 3B described above, said point being the true point of beginning of Lot 3B;  
Thence along the boundaries of said Lot 3B the following courses:  
South 90°00'00" East 573.09 feet to the West line of Market Street;  
Thence along the West line of Market Street Southerly 28.47 feet along the arc of a 210.00 foot radius curve, concave to the East with a radial bearing of South 82°38'07" East, through a central angle of 07°46'00" to a point of tangency;  
Thence South 00°24'07" East 303.20 feet;  
Thence leaving said Westerly line of Market Street North 90°00'00" West 552.72 feet to the Easterly right-of-way of Interstate Highway 5, being also the Northwest corner of Lot 3A of City of Mount Vernon Binding Site Plan No. MV 1-94 BSP;  
Thence along said Easterly right-of-way North 09°48'40" West 53.25 feet to an angle point;  
Thence North 00°20'56" West 279.13 feet to the point of beginning;

Continued . . .

**EXHIBIT "A"**

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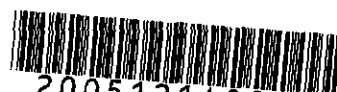
ALSO beginning at the Northwest corner of Lot 3A described above, said point being the true point of beginning of Lot 3A;  
Thence along the boundaries of said Lot 3A the following courses:  
South 90°00'00" East 562.72 feet to the West line of Market Street;  
Thence along the West line of Market Street South 00°24'07" East 353.93 feet;  
Thence leaving said West line of Market Street North 90°00'00" West 504.00 feet to the Easterly right-of-way of Interstate Highway 5;  
Thence along said Easterly right-of-way North 09°48'40" West 359.17 feet to the point of beginning;

EXCEPT that portion of Lot 3A, City of Mount Vernon Binding Site Plan No. MV 1-94 BSP, described as follows:

Beginning at the Southeast corner of said Lot 3A;  
Thence West 504.00 feet along the South line thereof to the Westerly line of said Lot 3A;  
Thence North 09°48'40" West 36.04 feet along said Westerly line;  
Thence South 89°50'52" East 207.04 feet;  
Thence South 00°09'08" West 5.00 feet;  
Thence South 89°50'52" East 214.76 feet;  
Thence North 00°09'08" East 40.35 feet;  
Thence North 89°56'35" East 87.76 feet to the East line of said Lot 3A;  
Thence South 00°24'07" East 69.83 feet along said East line to the point of beginning

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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