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Skagit County Auditor

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AFTER RECORDING MAIL TO:
Corry A. Bakker and Janet Bakker
4640 Union Bay Pl
Seattle, WA 98105

Filed for Record at Request of
Professional Escrow Services, LLC
Escrow Number: N05-01745-KV

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
86570-1

Grantor(s): Pruzan - Mt. Vernon, LLC
Grantee(s): Gary Krohn, 1031 Qualified Intermediary, Corry A Bakker and Janet Bakker
Abbreviated Legal:
Lot 1E, of College Way Marketplace BSP MV-1-94.
Assessor's Tax Parcel Number(s): 8005-000-001-0504 (P107484)

THE GRANTOR Pruzan - Mt. Vernon, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, and as part of an I.R.C. Section 1031 Tax-Deferred Exchange, conveys and warrants to Corry A Bakker and Janet Bakker, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1E, of the City of Mount Vernon Binding Site Plan No. MV-1-94 BSP, approved May 31, 1994, and recorded May 31, 1994, under Auditor's File No. 9405310129, in Volume 11 of Short Plats, pages 77 to 81, inclusive, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.

Together with a non-exclusive easement for ingress, egress, utilities and parking as contained in Declaration recorded March 8, 1995, under Auditor's File No. 9503080064.

SUBJECT TO:
Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Dated December 9, 2005

Pruzan - Mt. Vernon, LLC

By: Herbert L. Pruzan, Managing Member

6988
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
DEC 16 2005
Amount Paid \$ 30932.50
Skagit Co. Treasurer
BY

STATE OF Washington }
County of King } SS:

I certify that I know or have satisfactory evidence that Herbert L. Pruzan
is/are the person(s) who appeared before
me, and said person(s) acknowledged that He/She signed this instrument, on oath stated He/She
is/are authorized to execute the instrument and acknowledge it as the Managing Member
of Pruzan-Mt Vernon, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-15-05

Notary Public in and for the State of Washington
Residing at Shoreline
My appointment expires: 9-10-07



EXHIBIT A

5. **LEASE, AND THE TERMS AND CONDITIONS THEREOF:**

Lessor: Village/Seattle Partners, G.P.
Lessee: Blockbuster Videos, Inc., a Texas corporation
Term: Ten (10) years
Dated: February 8, 1996
Recorded: March 26, 1996
Auditor's No.: 9603260087

Said Lease, among other things, provides for an option to renew for a period of three (3) five-year renewal options.

8. **SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT ESTOPPEL CERTIFICATE, AND THE TERMS AND PROVISIONS THEREIN:**

Executed By: Pruzan-Mt. Vernon, L.L.C., a Washington limited liability company and Pruzan Family Limited Partnership, a Washington limited liability company
And Between: Blockbuster Videos, Inc.
Dated: October 9, 1996
Recorded: November 14, 1996
Auditor's No.: 9611140075

9. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.



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A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: BSP MV-1-94
Recorded: May 31, 1994
Auditor's No.: 9405310129

Said matters include but are not limited to the following:

1. Conditions of approval as set forth on the face of said binding site plan.
2. An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County; Puget Sound Power & Light Company, Inc.; Cascade Natural Gas Corporation; G.T.E.; and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 7 feet of front and 5 feet of side boundary lines and under and upon the exterior 10 feet of rear boundary line of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility service to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Upon recordation of this Binding Site Plan and Dedication of the street right-of-way shown, the City of Mount Vernon does hereby relinquish all rights described in that easement recorded under Auditor's File No. 8410010038, Volume 576, Pages 349 and 350, records of Skagit County, Washington.

3. Know all men by these presents that we, the undersigned, owners in fee simple of the land hereby platted, hereby declare this Binding Site Plan and dedicate to the public forever, all roads, easements and ways shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

B. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: September 19, 1994
Recorded: October 3, 1994
Auditor's No.: 9410030099
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping



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which may constitute a danger to said lines.

Location:

A 10 foot wide strip, the exact location of which is not disclosed. Being described "as constructed or to be constructed"

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 2, 1995
Recorded: March 8, 1995
Auditor's No.: 9503080064
Executed By: Safeway, Inc., a Delaware Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: October 16, 1995
Recorded: October 19, 1995
Auditor's No.: 9510190001

Second Amendment of Declaration dated September 12, 1996, recorded September 23, 1996, under Auditor's File No. 9609230087.

Third Amendment of Declaration recorded March 20, 1997 under Auditor's File No. 9703200098.

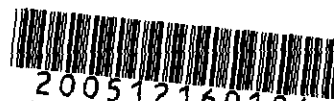
Fourth Amendment of Declaration recorded July 11, 1997 under Auditor's File No. 9707110082.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No.1 of Skagit County
Recorded: April 6, 1973
Auditor's No.: 783113
Purpose: Water Pipe Line
Area Affected: The Northerly 25 feet of the subject property

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: August 15, 1985
Auditor's No.: 8508150014
Purpose: Sidewalks and utilities
Area Affected: East 10 feet of the subject property



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F. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: July 2, 1996
Recorded: August 1, 1996
Auditor's No.: 9608010109
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Location: An easement area 10 feet in width having 5 feet of such width on each side of the centerline of Grantee's facilities located as constructed or to be constructed, extended or relocated on the subject property.

G. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

In Favor Of: Lot 1-B
Dated: September 5, 1996
Recorded: September 9, 1996
Auditor's No.: 9609090081
Purpose: Ingress, egress, utilities, landscaping and sign pole
Area Affected: West 6 feet of the subject property

Said instrument was modified by instrument recorded October 9, 1996, under Auditor's File No. 9610090025.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: GTE Northwest Incorporated, a Washington corporation
Dated: December 9, 1996
Recorded: February 9, 1999
Auditor's No.: 9902090084
Purpose: To install, inspect, and maintain all of the facilities necessary to provide communication service, power service and related services.
Area Affected: An area measuring ten (10) feet by ten (10) feet



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