

WHEN RECORDED RETURN TO:

Michael S. Courtnage
ALSTON, COURTNAGE & BASSETTI LLP
1000 Second Avenue, Suite 3900
Seattle, Washington 98104-1045



200702140161

Skagit County Auditor

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CHICAGO TITLE COMPANY
IC41191

Document Title: Special Warranty Deed

Grantor: NWCC Investments, Inc.

Grantee: NWCC Investments VIII, LLC

Legal Description:

Abbreviated Legal Description: Ptn Tr9, Plat of Mount Vernon Acreage

Full Legal Description: See Exhibit 1 attached.

Assessor's Tax Parcel Nos.: 3746-000-009-0202

SPECIAL WARRANTY DEED

NWCC INVESTMENTS, INC., a Washington corporation ("Grantor"), as a contribution of capital, bargains, sells, conveys and confirms to NWCC INVESTMENTS VIII, LLC, a Washington limited liability company, the real estate, situated in the County of Skagit, State of Washington, that is described on Exhibit 1 hereto, subject to all matters of record.

Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated as of February 7, 2007.

NWCC INVESTMENTS, INC.

By 
Mark McDonald, Its President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 7th day of February, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Mark McDonald, known to me to be the President of **NWCC INVESTMENTS, INC.**, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Signature

Michael S. Courtney

Print Name

NOTARY PUBLIC in and for the State of Washington, residing at Seattle

673
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 14 2007

Amount Paid \$ 0
By *fb* Skagit Co. Treasurer Deputy



200702140161
Skagit County Auditor

EXHIBIT 1

PARCEL A:

The West 168 feet of Tract 9, PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof, recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington, and the North 29.5 feet of the East 100 feet of the West 268 feet of said Tract 9, Plat of Mount Vernon Acreage.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress and egress over and across the North 30 feet of the West 168 feet and across the East 30 feet of the West 168 feet of Tract 8, Plat of Mount Vernon Acreage, Skagit County, Washington, according to the plat thereof, recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington as described in instrument recorded April 1, 1977, under Auditor's File No. 853753, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for vehicular and pedestrian ingress, egress, parking and access over and upon the drive aisle portions of Tracts B and C, City of Mount Vernon Short Plat No. MV-26-76, approved September 10, 1976, recorded September 23, 1976 in Volume 1 of Short Plats, page 175, under Auditor's File No. 843161, records of Skagit County, Washington and being a portion of Tracts 9 and 10, Plat of Mount Vernon Acreage, Skagit County, Washington, according to the plat thereof, recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington as disclosed by instrument recorded September 22, 2004, under Auditor's File No. 200409220116, records of Skagit County Washington.

Situated in Skagit County, Washington

