

Name: Vista Artistico. LLC

Address: 1625 E Fairhaven

City and State: Burlington, WA 98273



200702150115

Skagit County Auditor

2/15/2007 Page

1 of

6 2:38PM

Tax Account Number: Portion of P120440 to P120441

Escrow #: 90459E

FIRST AMERICAN TITLE CO.

STATUTORY WARRANTY DEED 90459E

THE GRANTOR Venture Properties, a Washington General Partnership, consisting of John Hocking, Steven H. Johnson, Richard J. Abbott and Paul D. Johnson,

for and in consideration of \$112,850.00

in hand paid, conveys and warrants to Vista Artistico, LLC, a Washington LLC,

the following described real estate, situated in the County of Skagit, State of Washington:

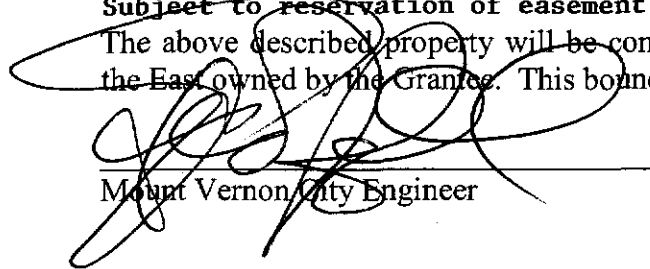
The East 36.5 feet of Lot 2, as measured parallel with the East line of Lot 2, of the Plat of "LITTLE MOUNTAIN PROFESSIONAL PARK-PHASE II" as per plat recorded as Skagit County Auditor's File No. 200305290080.

Seller also conveys all right title and interest in that certain 24-foot private easement affecting the West 12 feet of the property presently owned by Purchaser and affects the East 12 feet of the 36.5 foot strip of property being sold hereby. All other utility and utility easements shown and conveyed of record shall not be affected by this conveyance.

Subject to easements, restrictions or other exceptions hereto attached

Subject to reservation of easement hereto attached

The above described property will be combined or aggregated with contiguous property to the East owned by the Grantee. This boundary line adjustment is hereby approved.


Mount Vernon City Engineer

Dated

2/1/2007

#693

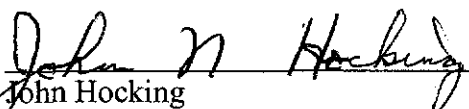
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

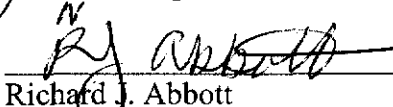
Dated this 17th day of January, 2007.

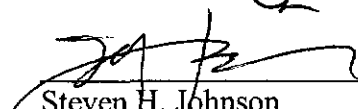
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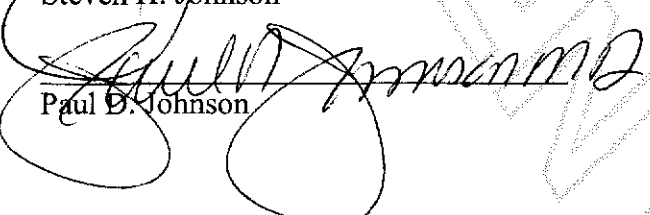
2013 73

Venture Properties by:


John Hocking


Richard J. Abbott


Steven H. Johnson


Paul D. Johnson

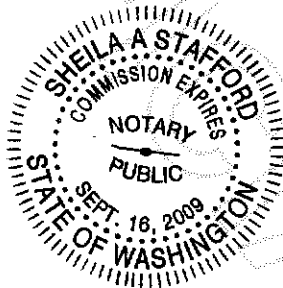
Amount Paid \$
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Steven H. Johnson, Paul D. Johnson
and Richard J. Abbott to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they
signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of January 2007.



Sheila A. Stafford
Notary Public in and for the State of Washington,
residing at MOUNT VERNON

My appointment expires Sept. 16, 2009

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me John Hickok
to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of February 2007.



Katie E. Hickok
Notary Public in and for the State of Washington,
residing at MT VERNON

My appointment expires 1-7-11



200702150115
Skagit County Auditor

The Grantors, herein, reserve for the benefit of the remainder of said Lot 2, a non-exclusive easement for a 30-foot wide sanitary sewer over, across and under that portion of the herein conveyed property lying between the Westerly extensions of the North and South lines of the 30-foot wide sanitary sewer easement as delineated on a Southerly portion of Lot 3 of said Plat for the benefit of said Lot 2.

A handwritten signature in black ink, consisting of a stylized 'S' followed by a large loop and a horizontal stroke.

200702150115
Skagit County Auditor

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: Venture Properties and Cascade Medical Properties
Recorded: October 2, 1998
Auditor's No: 9810020012
As Follows:

"There is reserved for the benefit of the remainder of Lot 4 of the DBA Venture Properties Survey as recorded in Volume 15 of Surveys, page 133, Auditor's File No. 9403090060 an easement 15 feet in width for pipeline purposes to a replacement retention pond to be built in the Southwest corner of Parcel C above described, which drainage pipe and retention pond shall be used in common with all properties described hereinabove and said remaining portion of Lot 4."

Said retention pond and designed pipe line shall be pursuant to City of Mt. Vernon requirements and in compliance with city regulations.

The retention pond that exists on Parcel D shall not be removed or modified until the replacement retention pond has been installed, city approval obtained and owner's lender on said remaining portion of Lot 4 has approved said replacement.

Affects: The North line of Lot 1; the West lines of Lots 1 and 2; and the South lines of Lots 2 and 3
(See delineation on Plat)

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Venture Properties and Cascade Medical Properties
Recorded: May 14, 1999
Auditor's No: 9905140144
For and Affects: Drainage and drainage detention pond easements along North line of Lot 1; West lines of Lots 1 and 2; South lines of Lots 2 and 3
(See delineation on Plat)

Said documents include the following: "Said four easements also replace... Auditor's File No. 9810020012."

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: November 1, 2001
Recorded: November 15, 2001
Auditor's No: 200111150022
Purpose: Right to enter said premises to operate, maintain and 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
Affects: Portion of the subject property



200702150115

Skagit County Auditor

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:

Little Mountain Professional Park - Phase II

Recorded:

May 29, 2003

Auditor's No:

200305290080

Said matters include but are not limited to the following:

1. "...dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for the public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this Plat in the original reasonable grading of the streets and avenues shown hereon."
2. A 10 foot utility easement adjoining Little Mountain Lane.
3. A 25 foot drainage and utility and P.U.D. easement along North and West lines of Lot 2.
4. A 24 foot private easement benefitting Lots 2 and 3 for ingress, egress and utilities. (Affects East 12 feet of Lot 2 and the West 12 feet of Lot 3).
5. Access and utility easement on East 15 feet of Lot 3 benefitting property to the East.
6. A 30 foot sanitary sewer easement benefitting Lot 2.
7. A 20 foot access and utility easement on the South 20 feet of Lot 3.
8. Lot Addresses:
 - Lot 1 - 2011 Little Mountain Lane
 - Lot 2 - 2010 Little Mountain Lane
 - Lot 3 - 2100 Little Mountain Lane
9. Setbacks:
 - Front Yard Setbacks: Minimum 20 feet
 - Rear Yard Setbacks: Minimum 20 feet
 - Side Yard Setbacks: Minimum 15 feet
10. Plat Number and Date of Approval shall be included in all deeds and contracts.
11. Water - P.U.D. #1 of Skagit County
12. Storm Sewer - City of Mount Vernon
13. Sanitary Sewer - City of Mount Vernon
14. Power - Puget Sound Energy
15. Gas - Cascade Natural Gas Corporation
16. Cable TV - AT&T Broadband



200702150115
Skagit County Auditor

17. Telephone - Verizon

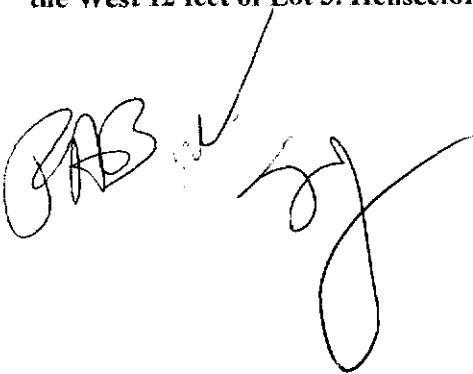
18. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Corporation and AT&T Broadband and their respective successors and assigns, under and upon the exterior ten (10) feet identified upon this Plat of "LITTLE MOUNTAIN PROFESSIONAL PARK PHASE II", 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 services 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 for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

19. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual rights, privilege and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a waterline, lines or related facilities, including, the right to construct, operate, maintain, inspect improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the PUD easement as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

20. An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting private lot owners in the areas designated as private drainage and detention pond easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of and the costs thereof shall be borne equally by the present and future owners of the abutting private property and their heirs, personal representatives, and assigns. The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

The Grantors herein expressly terminate all their rights to that certain 24-foot wide easement for ingress, egress and utilities that shows on the face of the plat encompassing the East 12 feet of Lot 2 and the West 12 feet of Lot 3. Henceforth, said easement rights shall be null and void.



200702150115
Skagit County Auditor

2/15/2007 Page

6 of

6 2:38PM