

AFTER RECORDING MAIL TO:

Island Skagit Partners, LP
1700 Seventh AVE, #2075
98101, WA

Filed for Record at Request of:

LandAmerica



200702280193
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

122022-T

STATUTORY WARRANTY DEED

Assessor's Property Tax Parcel/Account Number: 4169-001-003-0004

Legal Description (Abbreviated) : Lots 2 and 3, Block 1, Rosedale Garden Tracts

THE GRANTOR, Murdock Court Apartments, LLC a Washington Limited Liability Company, for and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid, conveys, and warrants to Island Skagit Partners, LP, A Washington limited partnership, the following described real estate, situated in the County of SKAGIT State of Washington:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO THOSE EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS ATTACHED AS EXHIBIT "B".

Dated: February 22, 2007

Murdock Court Apartments, LLC

William L. Massey

By: William L. Massey
Its: General Partner

892
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 28 2007

1766367

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

STATE OF WASHINGTON)
)-ss
COUNTY OF Island)

I certify that I know or have satisfactory evidence that WILLIAM L. MASSEY is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the General Partner of Murdock Court Apartments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 22, 2007

[Signature]

Notary Public in and for the state of Washington

My appointment expires 5/31/09



EXHIBIT "A"

Lots 2 And 3, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY," as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

LPB-10(c) 7/97



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EXHIBIT "B"

Subject to: 2007 and Future Taxes;

Municipal assessments and impact fees, if any, levied by the City of Sedro-Woolley.

Assessments, if any, for sanitary sewer hook-up fee as disclosed by Ordinance No. 1427-02 and Chapter 13.08 of Sedro-Woolley Municipal Code.

DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Duke Hill Apartments
Trustee: The Farmers Home Administration, United States Department of Agriculture, acting through the State Director of the Farmers Home Administration for the State of Washington
Beneficiary: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture
Amount: \$679,280.00
Dated: October 30, 1981
Recorded: October 30, 1981
Auditor's No.: 8110300038

MEMORANDUM OF LEASE, INCLUDING TERMS & CONDITIONS THEREOF:

Lessor: American Meter Machine Corporation, a Washington corporation
Lessee: Linda Massey
Dated: February 13, 1992
Recorded: June 2, 1992
Auditor's No.: 9206020081

Said Lease among other things, contains the following:

"The term of this lease is not to exceed twenty years."

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Begin location on the above described property beginning at a point on the West line that is approximately 82 feet North of the Southwest corner thereof; thence following the approximate bearings and distances of: North 90° East, 80 feet; North 0° East, 172 feet to its terminus.
Dated: July 27, 1981
Recorded: July 29, 1981
Auditor's No.: 8107290027

B. Issues disclosed by unrecorded survey prepared by Bock & Clark's National Surveyors Network under Project No. 20061395-003, dated October 23, 2006, as follows:

- 1.) Location of fence along exterior boundaries of said premises.
- 2.) Informational notes as disclosed.
- 3.) Setbacks as delineated.



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MEMORANDUM OF LEASE, INCLUDING TERMS & CONDITIONS THEREOF:

Lessor: American Meter & Appliance
Lessee: Linda Massey
Dated: April 24, 2002
Recorded: May 6, 2002
Auditor's No.: 200205060039

Said Lease among other things, contains the following:

"The term of this lease is not to exceed twenty years."



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