

When recorded return to:

Bruce Cameron, Managing Member
NWEYE-Mount Vernon Real Estate, LLC
10330 Meridian Avenue North, Suite 370
Seattle, WA 98133

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B93073



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Statutory Warranty Deed

THE GRANTOR Mt. Vernon Warehouse Associates, a general partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NWEYE - Mount Vernon Real Estate, LLC, the following described real estate, situated in the County of Skagit, State of Washington.

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Lots 56, 57, 80 and 81, "PARKER BUSINESS CENTER", plus some adjoining private streets

Tax Parcel Number(s): 4367-000-056-0002, P80415, 4367-000-057-0001, P80416, 4367-000-080-0002, P80439, 4367-000-081-0001, P80440, 4367-000-117-1007, P80505

Lots 56, 57, 80 and 81, "PARKER BUSINESS CENTER", as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

TOGETHER WITH those portions of the West 1/2 of the private roadway known as Buck Way adjoining Lots 56 and 81, as delineated on the face of said plat, and of the North 1/2 of the private roadway known as William Way adjoining Lots 80 and 81, as delineated on the face of said plat. Said West 1/2 of the private roadway known as Buck Way having been replatted as Auditor's File No. 200605010167.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A"

Dated 12/19/2007

Mt. Vernon Warehouse Associates

By: Marvin J. Flaherty
Marvin J. Flaherty, Managing Venturer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
5746
DEC 21 2007

\$ 6128.20
Amount Paid \$
Skagit Co. Treasurer
By: man



STATE OF Washington
COUNTY OF Skagit King SS:

I certify that I know or have satisfactory evidence that Marvin J. Flaherty
Is the person who appeared before
me, and said person(s) acknowledge he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Managing Venturer of Mt. Vernon Warehouse Associates
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/20/07

[Signature]
Notary Public in and for the State of Washington
Residing at Mercer Island
My appointment expires: 10/10/10

UNOFFICIAL DOCUMENT



EXHIBIT "A"

EXCEPTIONS:

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN
DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT.

Declaration Dated: March 23, 1977
Recorded: May 19, 1978
Auditor's No.: 879820
Executed: Parker J. Buck and Ruby A. Potter

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: January 16, 1981
Recorded: January 20, 1981
Auditor's No.: 8101200041
Executed By: Parker J. Buck, President of Patti Corporation

Said covenants have also been amended, modified, or in part waived as to some lots of the "PARKER BUSINESS CENTER", as disclosed by various sales instruments executed by the Patti Corporation.

By instrument recorded under Auditor's File No. 8412130027, Patti Corporation assigned control of the Architectural Control Committee and authority to Parker Business Center Association and, thereafter, said assignee amended said protective covenants by instrument recorded under Auditor's File No. 8501310044, both of which are hereto attached.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: August 16, 1988
Recorded: August 23, 1988
Auditor's No.: 8808230079
Executed By: College Way Village Association

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

Plat/Subdivision Name: Parker Business Center
Recorded: December 2, 1977
Auditor's No.: 869706

Said matters include but are not limited to the following:

1. The right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots where water might take a natural course, in the original grading of the roads shown hereon. The obligation for the cost of removal of snow from, and the maintaining of all private roads within the plat, will be the responsibility of the plat owners.

If the plat owners petition the City of Mount Vernon to include the private roads herein, in the City street system, it is understood that said plat owners shall fully develop the road system to the City street standards of the City of Mount Vernon, and all construction shall be free of liens, costs and other obligations. Acceptance of the streets shall be at the exclusive option of the City of Mount Vernon.



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Following original reasonable grading of roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural courses so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot, as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

2. Private roadways. All those streets or roadways shown hereon, other than Roosevelt Avenue and that portion of College Way being dedicated as a public highway (lying within the North (40) feet of the Northwest 1/4, of the Southeast 1/4, of said Section 17), shall remain private streets or roadways, EXCEPT that Leigh Way from Roosevelt Avenue to William Way and William Way from Ninth Street to Buck Way may be abandoned or vacated as private roadways should the owners of Tracts 69 through 94, inclusive of the Plat of Parker Business Center decide to develop larger uninterrupted property than are presently shown hereon. Said abandonment or vacation of said portion of Leigh Way and William Way shall be at the exclusive option of 100% of the owners of record of said tracts 69 through 94, inclusive, by the execution and recording of a document of abandonment and vacation by the said 100% of the owners of record (which term does not include either contract sellers or mortgagees).

3. Easements. Utility easements are hereby reserved and granted to the Puget Sound Power & Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corporation, the Skagit County Public Utility District No. 1 and Nationwide Cablevision Inc. under, over and across all those private streets or roadways as shown hereon in the Northwest 1/4 of the Southeast 1/4 of said Section 17.

Utility easements are also hereby reserved and granted to said utilities under, over and across Leigh Way and William Way in the South 1/2 of the Northeast 1/4 of the Southwest 1/4, of said Section 17, SUBJECT TO the abandonment or vacation conditions cited in Paragraph (2), Private roadways, hereinabove. In addition, utility easements shall be granted in accordance with the Subparagraph A4 of Section III, General Provisions, of the Protective Covenants and Restrictions of the plat of the Parker Business Center. Said easements shall permit the utilities to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment, for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.

4. Unlicensed Vehicles. That portion of Roosevelt Avenue, lying within the Northwest 1/4, of the Southeast 1/4, of said Section 17, is hereby dedicated as a public highway SUBJECT TO the rights of the owners of the land within this plat of Parker Business Center to operate unlicensed vehicles over, across and upon said Roosevelt Avenue for a period of five (5) years subsequent to the date of recording of said plat.

5. Drainage, sewer and combined 20-foot green belt and railroad spur line or service road easements, as delineated on the face of the plat.

6. Easements in favor of the other lot owners over and across those portions of the subject property known as the private roads of College Way, Parker Way, Jay Way, Buck Way, William Way and Leigh Way.

7. The charge in lieu of assessment for each lot in this subdivision shall be \$0.03/SF. (This charge includes a credit of \$0.00 for installed sewer lines). A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.



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C. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon
Purpose: A sewer line
Area Affected: The East 30 feet of the South 1/2 of the Northeast 1/4 of the Southwest 1/4
Dated: February 4, 1959
Recorded: February 27, 1959
Auditor's No.: 577088

(Affects Lots 56, 81 and 94 of "PARKER BUSINESS CENTER")

D. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Company
Purpose: Construct, maintain, etc., a gas line
Area Affected: Portion of the subject property in the South 1/2 of the Northeast 1/4 of the Southwest 1/4, exact location not disclosed on the record
Dated: September 5, 1962
Recorded: September 11, 1962
Auditor's No.: 626076

Affects a portion of the subject property lying within Lots 56 through 94, inclusive, of "PARKER BUSINESS CENTER"

E. The affect of the Replat of Buck Way recorded as Auditor's File No. 200605010167, as a tool by the City of Mount Vernon to vacate the private road known as Buck Way.

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

Plat/Subdivision Name: "Replat of Buck Way Adjacent to Lots 36, 37, 38, 39, 49, 50, 56 and 81 Parker Business Center"
Recorded: May 1, 2006
Auditor's No.: 200605010167

Said matters include but are not limited to the following:

1. At the Mount Vernon City Council meeting of February 8, 2006, the City of Mount Vernon Development Services Department received a request from business owners in the Parker Business Center requesting the City to approve the plat amendment of the Parker Business Center. The business owners requesting the plat amendment are: Lois Coonc, Patricia D. Engh and Jim Scott.

The purpose of this plat amendment is to meet the present day needs of the Parker Business Community. A development hardship will be minimized for the properties adjacent to the stream. By removing the streets shown, the property owners would be able to maximize the usage of their individual parcels while maintaining access for each. The owners would be required to comply with existing regulations in regards to permitting and construction.



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The proposed amendment to remove the requirement to develop a private street neither alters nor violates any recorded covenant on the plat. The application to amend the plat contains the majority of the signatures of those persons having an ownership of those parcels in the subject portion of the plat to be amended. All property owners within 300 feet of the subject area were notified by the City of the proposed amendment and the time and place for the public hearing before the City Council. City staff has determined that public use and interest is served in the proposed plat alteration and recommends approval of the request to amend the street improvements for Buck Way. Any property right established by easement which may be extinguished has received either explicit or tacit approval from all easement owners.

City Council moved to approve the proposed plat amendment.

2. The City of Mount Vernon together with any private utility company reserves a 20-foot wide easement centered along the center of their utilities, together with the rights of ingress, egress and maintenance thereof.

3. This is to certify that the City Council of the City of Mount Vernon at their regular council meeting on February 8, 2006, hereby approved the replatting of that portion of the plat of Parker Business Center, as recorded in Volume 11 of Plats at pages 91, 92, 93, 94, 95 and 96, records of Skagit County, Washington, under Auditor's File No. 859706, to provide for the removal of that private road known as Buck Way in its entirety from the North line of William Way to the South line of Roosevelt and from the North line of Roosevelt to the lot lines of Lot 36 and 37 as hereby shown.

G. Thirty (30) foot sewer easement and twenty-five (25) foot drainage easement as delineated on the face of the plat of "PARKER BUSINESS CENTER".



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