

After recording, return to:

Skagit County  
Skagit County Facility Manager  
700 South Second Street  
Mount Vernon, WA 98273



200802270117  
Skagit County Auditor

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GUARDIAN NORTHWEST TITLE CO.

B91840E

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

<b>DOCUMENT TITLE(S)</b> (or transactions contained therein):  STATUTORY WARRANTY DEED
<b>REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:</b>  n/a <input type="checkbox"/> Additional reference #s on page _____ of document(s)
<b>GRANTOR(S)</b> (Last name first, then first name and initials)  <b>Puget Sound Energy, Inc., a Washington corporation</b>  <input type="checkbox"/> Additional names on page _____ of document
<b>GRANTEE(S)</b> (Last name first, then first name and initials)  <b>Skagit County, a Washington municipal corporation</b>  <input type="checkbox"/> Additional names on page _____ of document
<b>LEGAL DESCRIPTION</b> (abbreviated: i.e., lot, block, plat or section, township, range)  Lots 1-4 of "Parker Business Center" <input checked="" type="checkbox"/> Additional legal on Schedule A of document
<b>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER</b>  P80360, P80361, P80362, P80363 and P100151  <input type="checkbox"/> Assessor Tax # not yet assigned

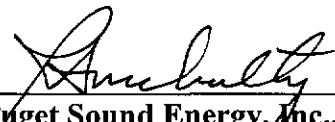
## STATUTORY WARRANTY DEED

Grantor, PUGET SOUND ENERGY, INC., a Washington corporation, for and in consideration of Two Million One Hundred Thousand and No/100 Dollars (\$2,100,000.00) and other valuable consideration, in hand paid, conveys and warrants to SKAGIT COUNTY, a Municipal Corporation of the State of Washington ("Grantee") the following described real estate, in the County Skagit, State of Washington:

See SCHEDULE A attached hereto and made a part hereof by this reference

SUBJECT ONLY TO: matters described on Schedule B, attached hereto and incorporated herein by reference.

Dated this 15<sup>TH</sup> day of FEBRUARY 2008.

  
\_\_\_\_\_  
Puguet Sound Energy, Inc.,  
a Washington Corporation

By: R.S. McNulty  
Title: Director Corporate Facilities

598  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 27 2008

Amount Paid \$ 37,385.00  
Skagit Co. Treasurer  
By *mam* Deputy

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF King )

On this 15th day of FEBRUARY, 2008, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared R.S. McNulty, to me known to be the person who signed as Director Corporate Facilities of PUGET SOUND ENERGY, INC., the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was duly elected, qualified and acting as said officer of the corporation, that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Print Name: W. VERTKANTHAM  
Notary Public in and for the State of Washington,  
residing at REMOND  
My commission expires: 9-15-10



**SCHEDULE A**

**LEGAL DESCRIPTION**

**PARCEL "A"**

Tracts 1, 2, 3 and 4, "PARKER BUSINESS CENTER", as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

**PARCEL "B"**

That portion of the 20 foot wide private road abutting College Way on the South lying between the West line of Lot 4 and the East line of Lot 1 produced North in the plat of "PARKER BUSINESS CENTER", as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington



**Schedule "B-1"**

**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

A Government and Public Use Variance to said covenants was recorded February 11, 2008 as Auditor's File No. 200802110009.

**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 sad 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 AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Dated: July 14, 1992  
Recorded: July 24, 1992  
Auditor's No.: 9207240169  
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.

Affects:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Beginning at the Northeast corner of the above described property; thence South 23° West approximately 140 feet to its terminus.

The North 5 feet of the above described property. And the Northeast corner measuring 10 feet by 10 feet of the above described property.

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Everett Mutual Savings Bank  
And: M.J.R. Development  
Dated: July 23, 1992  
Recorded: December 8, 1992  
Auditor's No.: 9212080073  
Regarding:

Mutual Development of the subject property and Lots 5 and 6 adjacent including provisions for sewer line and an easement for the same etc.

By document recorded under Auditor's File No. 9212110090 the right of M.J.R. Development were assigned to the vestee herein.

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: M.V. Associates, a Washington general partnership  
And: The Southland Corporation, a Texas Corporation  
Dated: July 2, 1993  
Recorded: July 21, 1993  
Auditor's No.: 9307210129  
Regarding: Maintenance and operation of drainage system

F. AN EASEMENT DATED 2/26/08 AND RECORDED 2/27/08 UNDER AUDITORS FILE NUMBER 200802270035, FOR ELECTRIC PURPOSES.

G. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED  
2/21/08 UNDER AUDITORS FILE NUMBER 200802240107



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