

When recorded return to:

Bud Norris, Authorized Agent
910 Cleveland Avenue
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 93448



200803140092

Skagit County Auditor

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GUARDIAN NORTHWEST TITLE CO.

93448E-1

Statutory Warranty Deed

THE GRANTOR CN Liquidating, a Washington general partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to City of Mount Vernon, a municipal corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 18, Township 34, Range 4; Ptn. Gov. Lot 8 (aka Ptn. Tract B, Short Plat No. MV-3-89) (Affects Parcel "A"); and
Section 18, Township 34, Range 4; Ptn. Gov. Lot 8 (Affects Parcel "B")

For Full Legal See Attached Exhibit "A"

Subject to Covenants, Conditions, Restrictions and Easements, as per attached Exhibit "B"

Tax Parcel Number(s): P107508, 340418-0-077-0100, P26113, 340418-0-044-0020

Dated 3/11/2008

796
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

CN Liquidating

By: Michael T. Crawford, Managing Partner

MAR 14 2008

Amount Paid \$0
Skagit Co. Treasurer
By man Deputy

STATE OF WA
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael T. Crawford is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Managing Partner of CN Liquidating to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-14-08

Notary Public in and for the State of WA
Residing at Mt Vernon
My appointment expires: 12-11



EXHIBIT A

PARCEL "A":

Tract "B", Short Plat No. MV-3-89, approved October 2, 1989, recorded October 3, 1989 under Skagit County Auditor's File No. 8910030020;

EXCEPT that portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Tract "B" of Short Plat No. MV-3-89, approved October 2, 1989 and recorded October 3, 1989, under Auditor's File No. 8910030020; thence South $31^{\circ}32'32''$ West along the West right-of-way line of the Burlington Northern Railway and the East line of said Tract "B", a distance of 88.78 feet; thence South $89^{\circ}11'15''$ West, a distance of 48.58 feet to the Northeast corner of that tract of land conveyed by Mount Vernon Terminal Railway to CN Liquidating, by deed recorded under Auditor's File No. 9006270048, records of Skagit County, Washington; thence North $31^{\circ}32'32''$ East, a distance of 88.78 feet to the North line of said Tract "B"; thence North $89^{\circ}11'15''$ East along the North line of said Tract "B", a distance of 48.58 feet to the point of beginning.

PARCEL "B":

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Tract "B" of Short Plat No. MV-3-89, approved October 2, 1989 and recorded October 3, 1989 under Auditor's File No. 8910030020; thence South $31^{\circ}32'32''$ West along the West right-of-way line of the Burlington Northern Railway and the East line of said Tract "B", a distance of 88.78 feet; thence South $89^{\circ}11'15''$ West, a distance of 48.58 feet to the true point of beginning of this property description; thence South $31^{\circ}32'32''$ West, a distance of 83.20 feet; thence North $58^{\circ}27'28''$ West, 10.10 feet; thence South $31^{\circ}32'32''$ West, 61.29 feet; thence following the Mount Vernon Terminal Railway Westerly right-of-way lines on the following courses: North $58^{\circ}27'28''$ West, 8.86 feet; North $31^{\circ}32'32''$ East, 132.48 feet; and North $89^{\circ}11'15''$ East, a distance of 22.45 feet to the true point of beginning.



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Exhibit B

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Volume/Page: Volume 133 of Deeds, page 453
Purpose: Electric transmission lines over the former right-of-way
for the Pacific Northwest Traction Company
Area Affected: Reference to said record is made for further particulars

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Dated: April 28, 1958
Recorded: May 2, 1958
Auditor's No.: 564827
Purpose: Sewer line
Area Affected: Reference to the record is hereby made for full particulars

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: C.O. Davis, et al
And: City of Mount Vernon
Dated: February 19, 1959
Recorded: February 27, 1959
Auditor's No.: 577074
Regarding: Boundary Line Agreement

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Dated: February 19, 1959
Recorded: February 27, 1959
Auditor's No.: 577074
Purpose: Sewer pipes and lines
Area Affected: Reference being hereby made to the document for full
particulars

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Traction Co.
Recorded: June 27, 1930
Auditor's No.: 234986
Purpose: To construct, reconstruct, maintain and operate not more
than two additional transmission lines along railway
right-of-way
Area Affected: Reference is hereby made to the record for full
particulars

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

Short Plat No.: Short Plat MV-3-89
Recorded: October 3, 1989
Auditor's No.: 8910030020



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