



200804100131

Skagit County Auditor

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WARRANTY DEED

After recording return document to:

City of Mount Vernon
P.O. Box 809
Mount Vernon, WA 98273-0809

Document Title: *Warranty Deed*

Grantor: *ONTARIO CAPITAL LLC*

Grantee: *CITY OF MOUNT VERNON*

Legal Description: *Lot 3, MV BSP1-93 in NE 1/4 of SE 1/4, 18-34-4 E, W.M.*

Additional Legal Description is on: *Exhibit "A" of this Document*

Assessor's Tax Parcel Number: *P104613*

In the Matter of: COLLEGE WAY/RIVERSIDE DRIVE IMPROVEMENT PROJECT

WARRANTY DEED

The Grantor, **ONTARIO CAPITAL LLC**, a Washington Limited Liability Company, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby conveys and warrants to the **CITY OF MOUNT VERNON**, a Municipal Corporation of the State of Washington, the following described real property situated in Skagit County, State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions,

See Exhibit A attached hereto and made a part hereof.

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described PARCEL "A", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Mount Vernon unless and until accepted and approved hereon in writing for the City of Mount Vernon.

WARRANTY DEED

Dated this 14 day of February, 2008

GRANTOR:

ONTARIO CAPITAL LLC

John Safi
By: John Safi

Its: president

STATE OF _____

COUNTY OF _____

} ss.

On this day of _____, 2008, before me personally appeared John Safi, to me known to be the _____ of ONTARIO CAPITAL LLC, a Washington Limited Liability Company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is he/she was authorized to execute said instrument.

DATED this _____ day of _____, 2008.

Notary Seal

Please stay within block.

Notary Public

Residing at _____

My appointment expires _____

1083

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 10 2008

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



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Skagit County Auditor

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On February 14, 2008 before me, MYLA P. LANTO, NOTARY PUBLIC

personally appeared JOHN SAFI

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Myla P. Lanto

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: February 14, 2008 Number of Pages: Five

Signer(s) Other Than Named Above: NO OTHER SIGNER

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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GRANTEE:

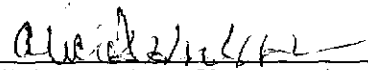
CITY OF MOUNT VERNON

Approved as to Form:


Bud Norris, Mayor


Kevin Rogerson, City Attorney

Attest:


Alicia Huschka, Finance Director



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EXHIBIT "A"

Right-of-Way Acquisition

That portion of the following described Parcel "A", lying Northerly of the following described line:

Commencing at the Northeast corner of the Southeast 1/4 (East 1/4 corner) of Section 18, Township 34 North, Range 4 East, W.M.;
thence South 0°24'00" West along the East line of said subdivision for a distance of 394.89 feet;
thence South 88°28'54" West for a distance of 30.02 feet, more or less, to the Southeast corner of Lot 1, Skagit Valley Square Binding Site Plan No. MV-1-93 BSP, recorded in Volume 10 of Short Plats, pages 240 to 246 (inclusive), under Auditor's File No. 9309300143;
thence continue South 88°28'54" West (called South 88°44'50" West on said Binding Site Plan MV-1-93 BSP) along the South line of said Lot 1 for a distance of 8.00 feet to the TRUE POINT OF BEGINNING of said line description;
thence North 0°24'00" East for a distance of 69.13 feet;
thence South 89°14'59" West for a distance of 5.00 feet;
thence North 0°24'00" East for a distance of 15.36 feet;
thence North 1°53'26" West for a distance of 180.33 feet;
thence North 89°43'41" East parallel with the North line of said Southeast 1/4 for a distance of 5.21 feet;
thence North 0°24'00" East for a distance of 42.45 feet;
thence North 51°30'19" West for a distance of 37.52 feet;
thence North 88°30'35" West for a distance of 131.77 feet;
thence North 88°10'19" West for a distance of 19.71 feet;
thence South 0°24'00" West for a distance of 2.00 feet;
thence North 88°10'19" West for a distance of 84.55 feet;
thence North 74°16'02" West for a distance of 24.97 feet;
thence North 88°10'19" West for a distance of 56.50 feet;
thence North 00°08'10" East for a distance of 4.00 feet;



WARRANTY DEED

thence North 88°10'19" West for a distance of 35.01 feet, more or less, to the East line of Tract A, Short Plat No. MV-15-76, approved March 19, 1976 and recorded June 21, 1976 in Volume 1 of Short Plats, page 141 under Auditor's File No. 837341, at a point bearing South 0°08'10" West (called South 0°25'05" West on said Short Plat No. MV-15-76) a distance of 4.94 feet from the Northwest corner of said Lot 1 and being the terminus of said line description.

Parcel "A"

(Shown as Parcel "A" description on Land Title Company Limited Liability Report Order No. 123859)

Lot 3, City of Mount Vernon Binding Site Plan No. MV-1-93 entitled Skagit Valley Square, approved September 29, 1993, recorded September 30, 1993 in Book 10 of Short Plats, pages 240 – 246, inclusive, under Auditor's File No. 9309300143 and being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Area of new right-of-way = 2,768 sq. ft.



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