

Return Address:

John S Halsey, M.D.
1400 E. Kincaid St.
Mt. Vernon, WA 98274



200806040034
Skagit County Auditor

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WARRANTY DEED

Reference Number(s) of related document(s): N/A.

Additional reference numbers on page N/A of document.

Grantor: Skagit Valley Real Estate Partnership, LLP

Additional names on page N/A of document.

Grantee: City of Mount Vernon.

Additional names on page N/A of document.

Legal Description (abbreviated): Lot 7, Block 6 of the Plat of Milletts Addition to Mount Vernon; Lot 12, Block 9 of the Plat of Milletts Addition to Mount Vernon; Lot 1, Block 6 of the Plat of Broadway Addition to Mount Vernon.

Full legal(s) are on page/exhibit A.

Assessor's Tax Parcel ID Number: P53550; P52411; P53575

ACCOMMODATION RECORDING

CHICAGO TITLE CO.

1MV2833

The Grantor, Skagit Valley Real Estate Partnership, LLP, 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.

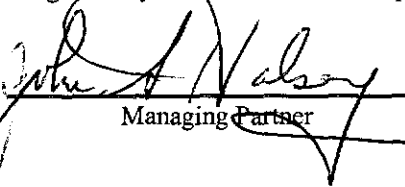
Also, the Grantor requests the Assessor and Treasurer of said County to set over to the Grantor's retained adjacent property, the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

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.

Dated this 29 day of April, 2008

GRANTOR:

Skagit Valley Real Estate Partnership, LLP


Managing Partner

Chicago Title Company has placed
this document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity


Partner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

WARRANTY DEED

1824
JUN 04 2008

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

STATE OF WASHINGTON)

COUNTY OF Skagit)

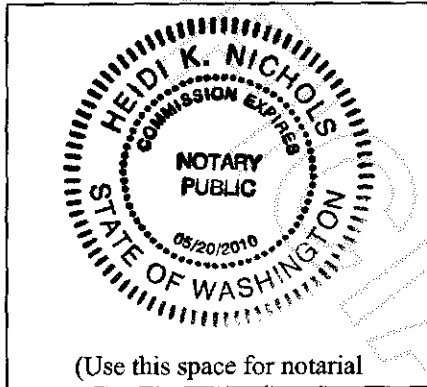
SS.

Mark L. Johnson

I certify that I know or have satisfactory evidence that John S. Halkey are the persons who appeared before me, and said persons acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the authorized representative of Skagit Valley Real Estate Partnership, LLP to be the free and voluntary act of such party for the uses and purposes stated therein.

Dated

April 29, 2008



Heidi K. Nichols

Name: Heidi K. Nichols

NOTARY PUBLIC, State of Washington

My appointment expires May 20, 2010



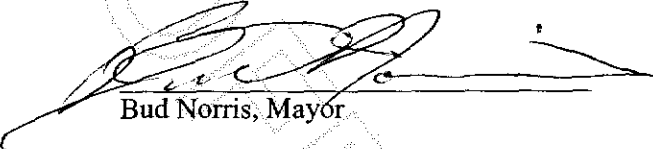
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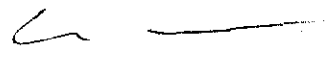
Skagit County Auditor

GRANTEE:


Approved as to Form:

CITY OF MOUNT VERNON


Bud Norris, Mayor


Kevin Rogerson, City Attorney

Attest:


Alicia Huschka, Finance Director

WARRANTY DEED

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EXHIBIT "A"

Right-of-Way Acquisition

Tax Parcel P53550

That portion of Lot 7, Block 6 of the Plat of "Milletts Addition to Mount Vernon" as recorded in Volume 2 of Plats at Page 63, being a portion of the Southeast Quarter of the Southwest Quarter of Section 20, Township 34 North, Range 4 East, WM described as follows:

Beginning at the Southeast corner of said Lot 7; Thence South 89° 15' 06" West, along the South line thereof, 10.47 feet; Thence North 44° 58' 28" East 14.63 feet to a point on the East line of said Lot 7 that is 10.21 feet Northerly of the Southeast corner of said Lot 7; Thence South 0° 43' 50" East 10.21 feet to the point of Beginning.

Tax Parcel P52411

That Portion of Lot 1, Block 6 of the Plat of "Broadway Addition to Mount Vernon", as recorder in Volume 6 of Plats at page 7, under Auditors file No. 401030, records of Skagit County Washington, being a portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East, WM, described as follows:

Beginning at the Northeast corner of said Lot 1; Thence South 89° 48' 06" West, along the North line of said Lot 1 a distance of 17.70 feet; Thence Southeasterly along a non-tangent curve, concave to the Southwest whose radius point bears South 0° 11' 54" East 18.00 feet through a central angle of 89° 02' 55" an arc distance of 27.98 feet to the West margin of South 15th Street; Thence North 1° 08' 59" West, along the West line thereof, 17.70 feet to the point of beginning.

TOGETHER WITH the East 4.50 feet of Lot 1, Block 6 of the Plat of "Broadway Addition to Mount Vernon", as recorded in Volume 6 of Plats at page 7, under Auditors File No. 401030, records of Skagit County Washington, being a portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East, WM.

Tax Parcels P53575

That portion of Lot 12, Block 9 of the Plat of "Milletts Addition to Mount Vernon" as recorded in Volume 2 of Plats at Page 63, being a portion of the Southeast Quarter of the Southwest Quarter of Section 20, Township 34 North, Range 4 East, WM described as follows:

Beginning at the Northeast corner of said Lot 12; Thence South 89° 15' 14" West, along the North line thereof, 12.57 feet; Thence South 44° 03' 56" East 18.32 feet to a point on the East line of said Lot 12 that is 13.33 feet Southerly of



the Northeast corner; Thence North 0° 43' 37" West 13.33 feet to the Northeast corner of said Lot 12 and the point of Beginning.

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

Subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

