



200808150193

Skagit County Auditor

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8 12:04PM

WHEN RECORDED RETURN TO:

CHAE LAW FIRM, P.S.
23 Lake Bellevue Dr. NE, Suite 100
Bellevue, Washington 98005

CHICAGO TITLE CO.

IC46373

STATUTORY WARRANTY DEED

B & T ENTERPRISES, LLC, a Washington limited liability company, GRANTOR, for and in consideration of the sum of Ten Thousand Dollars (\$10,000) and other good and valuable consideration, to it/her/him/them in hand paid, conveys and warrants to NITA, INC., a Washington corporation, GRANTEE, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal Description: Lot 1, SP#96-001
Full Legal Description on page 3 as Exhibit "A"

Tax Parcel No. 340432-2-050-0100.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, SUBJECT only to the covenants, conditions, and restrictions of record and Special Exceptions 1-8, and 10-13 contained in Schedule B of the Commitment for Title Insurance issued by Chicago Title Company, Order No. IC46373, and dated effective August 1, 2008. A copy of Schedule B is attached hereto as Exhibit "B."

DATED this 14th day of August, 2008.

2663
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 15 2008

Amount Paid \$ 12,999.00
By Skagit Co. Treasurer
Deputy

B & T ENTERPRISES, LLC

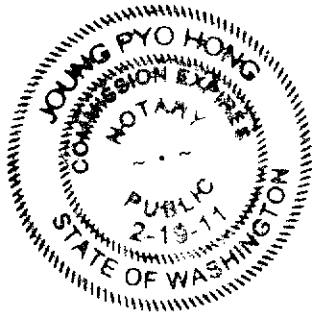

Tim Hanson
Member

STATUTORY WARRANTY DEED - 1

State of Washington)
County of Skagit) ss.

I certify that I know or have satisfactory evidence that **Tim Hanson** is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath and stated that he/she was authorized to execute the instrument and acknowledged it as a Member of B & T Enterprises, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal affixed hereto on the 14th day of August, 2008.



Young Pyo Hong
Notary Public in and for the
State of Washington

Residing at: Bethel
My Commission Expires: 02-19-11

STATUTORY WARRANTY DEED - 2



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EXHIBIT "A"

Lot 1 of SHORT PLAT NO. 96-001, approved May 10, 1996, recorded May 17, 1996, in Volume 12 of Short Plats, pages 100 and 101, as Auditor's File No. 9605170034, records of Skagit County, Washington; and being a portion of the Northeast Quarter of the Northwest Quarter, Section 32, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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EXHIBIT "B"

Order No.: IC46373

SCHEDULE B

SPECIAL EXCEPTIONS:

1. THRU 7. SEE SCHEDULE B-001 WHICH IS HERETO ATTACHED.

8. A Lease, or memorandum thereof, including the terms and conditions thereof;
Dated: March 3, 1996
Recorded: May 21, 1996
Auditor's No.: 9605210083, records of Skagit County, Washington
Lessor: John Walton and Violet E. Walton
Lessee: Skagit Partners III, Inc.

The Tenant interest was assigned by Instrument;
Recorded: December 24, 2001
Auditor's No.: 200112240012, records of Skagit County, Washington
Assignee: Chan S. Park and Mee Young Lee, husband and wife

9. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of \$2,365,485.28;
Dated: May 23, 2005
Recorded: May 25, 2005
Auditor's No.: 200505250073, records of Skagit County, Washington
Grantor: B & T Enterprises, L.L.C., a Washington limited liability company
Trustee: Reconveyance Professionals, Inc.
Beneficiary: City Bank
Affects: Land Only

10. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of \$1,050,000.00;
Dated: July 28, 2006
Recorded: March 2, 2007
Auditor's No.: 200703020015, records of Skagit County, Washington
Grantor: Nita, Inc., a Washington corporation
Trustee: Old Republic Title Company
Beneficiary: Hanmi Bank

11. Landlord release and consent recorded March 2, 2007, under Auditor's File No. 200703020018, records of Skagit County, Washington, executed by Nita, Inc. and B & T Enterprises.

12. Landlord Estoppel Certificate signed by Nita, Inc., B & T Enterprises and Hanmi Bank recorded March 2, 2007, under Auditor's File No. 200703020017, records of Skagit County, Washington.

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SCHEDULE B

SPECIAL EXCEPTIONS continued:

13. Agreement, including the terms and conditions thereof; entered into;
By: Nita, Inc.
And Between: Hanmi Bank
Recorded: March 2, 2007
Auditor's No. 200703020016, records of Skagit County, Washington
Providing: Hazardous Substances Agreement

14. Liability to future assessments, if any, levied by City of Mount Vernon.

15. Real estate excise tax (at the current rate of 1.78%) upon any sale of said premises, if unpaid.

NOTE: When presenting excise tax for payment, The Skagit County Treasurer **REQUIRES** the use of a 4-part carbon Real Estate Excise Tax Affidavit, and **WILL NOT** accept any facsimiles thereof.

NOTE: Beginning July 1, 2005, an additional \$5.00 Real Estate Excise Tax Electronic Technology Fee must be included in all excise tax payments.

16. General taxes for the second half of 2008, which become delinquent November 1st, if unpaid.
Amount Due: \$5,704.42
Total Amount: \$11,408.85, billed for 2008
Account No.: 340432-2-050-0100
Property No.: P106797
Located in: the City of Mount Vernon

17. Personal Property taxes for 2008 have been paid.
Amount: \$607.94
Account No.: 75831
Property No.: P113148
Located in: the City of Mount Vernon

- END OF SPECIAL EXCEPTIONS -



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SCHEDULE B-001

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) condemned by proceedings:
Under: Skagit County Superior Court Case No. 23635
To: State of Washington
2. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) condemned by proceedings:
Under: Skagit County Superior Court Case No. 32903
To: State of Washington
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 5, 1967
Auditor's No(s): 705280, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: Pipelines, together with rights of ingress and egress

Note: Exact location and extent of easement is undisclosed of record.

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SCHEDULE B-001

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4. Notes on the face of said short plat as follows:

- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- B. Short Plat number and date of approval shall be included in all deeds and contracts.
- C. Sewage Disposal – Individual septic systems. (Conventional and alternate systems). Alternative on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
- D. Water – P.U.D. No. 1 of Skagit County.
- E. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an officially designated boundary of a Skagit County Fire District.
- F. Change in location of access, may necessitate a change of address, contract Skagit County Public Works.
- G. Buyer should be aware that a portion of this short subdivision is located in a flood plain and significant elevation may be required for the first floor of residential construction.
- H. At such time as Lot 2, 3 or 4 is developed the storm drainage plan must be constructed pursuant to the drainage report submitted to Skagit County Planning as a part of this Short Plat. A copy of said report is available at the Skagit County Planning Office.

5. Prohibited access area as delineated on the face of said Short Plat.

Affects: North and West 10 feet

6. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;

Recorded: September 11, 2003

Auditor's No(s): 200309110156, records of Skagit County, Washington

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Order No.: IC46373

SCHEDULE B-001

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7. Terms, conditions, and restrictions of that instrument entitled Hazardous Substances Certificate and Indemnity Agreement;
Recorded: March 2, 2007
Auditor's No(s): 200703020016, records of Skagit County, Washington

- END OF SCHEDULE B-001 -



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