

After Recording Return to:

Stein Family Limited Partnership
Attn: Marvin Stein
17065 10th Ave. NW
Seattle, WA 98177



200812040053
Skagit County Auditor

12/4/2008 Page 1 of 4 11:36AM

Document Title:	STATUTORY WARRANTY DEED
Grantor:	SEDRO WOOLLEY PROPERTIES, LLC
Grantee:	STEIN FAMILY LIMITED PARTNERSHIP
Legal Description:	PTN, SOUTH BLOCK 8, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH."
Additional Description:	1 AND 3
Reference No.:	N/A
Tax Parcel Nos.:	4176-008-016-0005 (P77395); 4176-008-016-0104 (P77396) 4176-008-020-0009 (P77397); 4176-008-022-0007 (P77398) 4176-008-024-0005 (P77399)

Filed for Record at Request of:
First American Title Insurance Company
National Commercial Services

GUARDIAN NORTHWEST TITLE CO.
95485-1

STATUTORY WARRANTY DEED

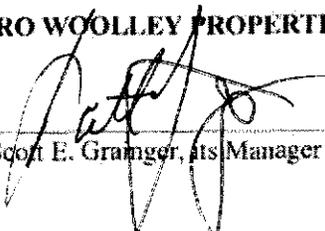
File No. NCS-360954-WA1 (II)

THE GRANTOR, **SEDRO WOOLLEY PROPERTIES, LLC**, a Washington limited liability company, for and in consideration of Ten Dollars and other good and valuable consideration and as part of an I.R.C. Section 1031 Section 1031 Tax-Deferred Exchange, in hand paid, conveys and warrants to **STEIN FAMILY LIMITED PARTNERSHIP**, a Washington limited partnership, the Grantee, all of the real property (the "Real Property"), the postal address of which is more commonly known as 320 Harrison Street, Sedro Woolley, WA 98284, legally described on **Exhibit A** attached hereto and incorporated herein by this reference as if set forth in full; SUBJECT TO:

1. Lease made between Grantor, as Lessor, and Walgreen Co., an Illinois corporation, as Lessee, reflected by Memorandum of Lease dated October 20, 2006, and recorded October 24, 2006, under Skagit County, Washington, Auditor's No. 200610240155.
2. Items set forth on "Schedule B-1," attached hereto as **Exhibit B** and made a part hereof by this reference.

DATED: December 4, 2008

SEDRO WOOLLEY PROPERTIES, LLC

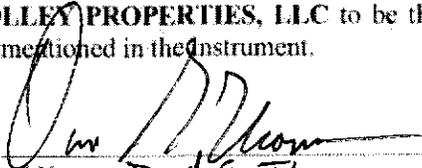
By 
Scott E. Grammer, its Manager

- 1 -

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 2nd day of December 2008, I certify that I know or have satisfactory evidence that Scott E. Grainger is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of **SEDRO WOOLLEY PROPERTIES, LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.




Printed Name: David G. Thompson
Notary Public in and for the State of Washington
Residing at: Skaneateles
My Appointment Expires: 1/31/11

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3915
DEC 04 2008

Amount Paid \$ 101,465.00
Skagit Co. Treasurer
By NAM Deputy



200812040053
Skagit County Auditor

EXHIBIT A

Legal Description

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF BLOCK 8, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON. SAID SOUTH ½ CONSISTS OF LOTS 13 THROUGH 24.

TOGETHER WITH THE NORTH 15 FEET OF HARRISON STREET ADJACENT THERETO AS VACATED BY CITY ORDINANCE NO. 1285-97, RECORDED UNDER AUDITOR'S FILE NO. 9802200031.

EXCEPTING THEREFROM THAT PORTION OF LOT 13 CONVEYED TO THE STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 1-A AND 1-F, SEDRO-WOOLLEY VICINITY, BY DEEDS RECORDED APRIL 14, 1956, UNDER AUDITOR'S FILE NO. 516234, AND MAY 27, 1955, UNDER AUDITOR'S FILE NO. 518491.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED 2 PARCELS FOR RIGHT-OF-WAY DEDICATIONS ON HARRISON STREET AS RECORDED UNDER AUDITOR'S FILE NO. 200710100079.

1.) A PORTION OF LOT 24, SOUTH ½ OF BLOCK 8, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH.", AS DEPICTED AND RECORDED IN VOLUME 2, PAGE 89 OF SKAGIT COUNTY PLATS, AND OF THE VACATED NORTH 15 FEET OF HARRISON STREET AS DESCRIBED IN CITY ORDINANCE 1285-97 RECORDED UNDER AUDITOR'S FILE NO. 9802200031. SAID PARCEL IS WITHIN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE SOUTH 01° 16' 33" WEST ALONG THE WEST LINE OF SAID VACATED NORTH 15 FEET A DISTANCE OF 15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 43' 27" EAST ALONG THE SOUTH LINE OF SAID VACATED NORTH 15 FEET A DISTANCE OF 30.00 FEET; THENCE NORTH 43° 43' 27" WEST A DISTANCE OF 42.43 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 24; THENCE SOUTH 01° 16' 33" WEST ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID VACATED 15 FEET A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

2.) A PORTION OF THE VACATED NORTH 15 FEET OF HARRISON STREET VACATED IN CITY ORDINANCE 1285-97 AND RECORDED UNDER AUDITOR'S FILE NO. 9802200031, HARRISON STREET LIES SOUTH OF THE SOUTH ½ BLOCK 8, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH.", AS RECORDED IN VOLUME 2, PAGE 89 OF SKAGIT COUNTY PLATS, SAID PLAT IS WITHIN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.. SAID PORTION OF THE VACATED NORTH 15 FEET IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID VACATED NORTH 15 FEET; THENCE NORTH 88° 43' 27" WEST ALONG THE SOUTH LINE OF SAID VACATED NORTH 15 FEET A DISTANCE OF 9.05 FEET; THENCE NORTH 69° 28' 12" EAST A DISTANCE OF 11.36 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID VACATED NORTH 15 FEET; THENCE SOUTHWEST ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 369.30 FEET, A CENTRAL ANGLE OF 0° 41' 43" FOR AN ARC DISTANCE OF 4.48 FEET TO THE TRUE POINT OF BEGINNING.



EXHIBIT B

Schedule B-1

Exceptions:

A. Reservation contained in instrument

Executed by: City of Sedro-Woolley
Recorded: February 20, 1998
Auditor's No.: 9802200031
As Follows:

That an easement is reserved and retained over, across, and under the entire vacated area for utility services, including but not limited to sewer, water, telephone, electrical, gas and any other services installed or permitted by the City of Sedro-Woolley by permit, franchise, or otherwise; and no building or other structure shall be erected or placed thereon without the prior written approval of the City of Sedro-Woolley or the appropriate designated official thereof.

(Affects vacated Harrison)

B. Matters shown on ALTA/ACSM Survey dated November 8, 2007, recorded under Auditor's File No. 200711090137, Job No. 2007-110, including but not limited to the following:

Location of curbs, catch basins, storm manholes, utilities and lights.

Said matters were updated by an amended survey recorded as Auditor's File No. 200801230014.

C. Easement, including the terms and provisions thereof:

Grantor: Puget Sound Energy, Inc., a Washington corporation
Dated: May 18, 2007
Recorded: June 18, 2007
Auditor's No.: 200706180164
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land 10 feet in width, as now constructed to be constructed, extended or relocated...generally located along the Easterly line of the property

