



200905290081

Skagit County Auditor

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When recorded return to:

Grimm Living Trust,
6315 NE 63rd Street
Vancouver, WA 98661

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: A97459

Statutory Warranty Deed

A97459-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Joseph L. Andrews, who also shows of record as Joseph Andrews and Joe Andrews, and Jenny B. Andrews, who also shows of record as Jenny Andrews, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joseph D. Grimm and Carolyn M. Grimm, Trustees of the Grimm Living Trust, dated November 11, 2008 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 30, Township 35, Range 2; Ptn. Gov. Lot 8 (Parcel "A"); and Ptns. Lot 54 and Tract A, ANACORTES INDUSTRIAL PARK (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): P33056, 350230-0-064-0103, ptn. of P78024, 4198-000-054-0801

Dated 5/27/2009

Joseph L. Andrews

Joseph L. Andrews

Jenny Andrews

Jenny Andrews

1524
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 29 2009

Amount Paid \$ 2390.20
By *mm* Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joseph L. Andrews and Jenny B. Andrews, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-28-09

Vicki L. Hoffman

Washington

Notary Public in and for the State of
Residing at Anacortes
My appointment expires: 10/08/2009

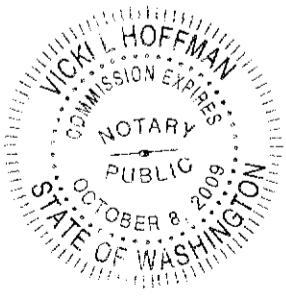


EXHIBIT A

Parcel "A":

That portion of Government Lot 3, Section 30, Township 35 North, Range 2 East W.M., lying North of the North line of 34th Street, of "BEALES MAPLE GROVE ADDITION", projected to the East and lying East of the East line of "V" Avenue of said "BEALES MAPLE GROVE ADDITION", projected North, and also lying West of the Burlington Northern Railroad Company right-of-way.

TOGETHER WITH that portion conveyed to Joe and Jenny Andrews on May 8, 1997 under Auditor's File No. 9705080052.

Parcel "B":

That portion of Lot 54, "ANACORTES INDUSTRIAL PARK ADDITION", as per plat recorded in Volume 10 of Plats, pages 19, 20 and 21, records of Skagit County, Washington, lying East of line lying 10.00 feet East of the Northerly projection of the center line of "V" Avenue of "BEALE'S MAPLE GROVE ADDITION", as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.



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EXHIBIT "B"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Anacortes Plywood, Inc., a Washington corporation
Recorded: October 9, 1985
Auditor's No.: 8510090009
Affects: Subject property
As Follows:

"Reserving to Grantor an easement for powerline purposes being 30 feet in width, across a portion of Lot 54, "ANACORTES INDUSTRIAL PARK ADDITION", according to the plat thereof recorded in Volume 10 of Plats, pages 19, 20 and 21, records of Skagit County, Washington and Lots 19 and 20, Block 28, "BEALES MAPLE GROVE ADDITION", and Government Lot 8, Section 30, Township 35 North, Range 2 East, W.M., lying 15 feet on each side of the following described centerline..."

B. RESERVATION CONTAINED IN DEED:

Executed by: The City of Anacortes
Recorded: September 23, 1996
Auditor's No.: 9609230114
Affects: Subject property
As Follows:

"Grantor makes no warranties concerning the existence of hazardous substances as defined in the Model Toxics control Act (MTCA), RCW 70.105D, and the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 41 U.S.C. 9601, et seq., on the property. Grantee hereby releases Grantor from any and all claims arising out of hazardous substance contamination on the property, and hereby promises to indemnify and hold harmless the Grantor for any and all claims asserted against the Grantor arising out of any Hazardous Substance contamination on the property, including by not limited to claims arising under CERCLA and the MTCA. The Grantee has had an opportunity to inspect the property and accepts the property AS IS, with all physical defects, including those not visible or discoverable.

Grantee understands that it is releasing potentially unknown claims and that it has limited knowledge with respect to the condition of the property. Grantee therefore assumes the risk of any mistake made in entering into this agreement."

C. AFFIDAVIT FOR TANK REMOVAL:

Recorded: August 6, 2002
Auditor's No.: 200208060023

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 20, 1997
Auditor's No.: 9702200104
Affects: Subject property and other property

Said matters include but are not limited to the following:

1. Encroachment of two concrete PAD's on West line.



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E. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Anacortes Industrial Park Addition
Recorded: May 23, 1972
Auditor's No.: 768619 (Vol. 10, Pages 19-21)

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 30, 1989
Auditor's No.: 8908300043

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: March 12, 2009
Auditor's No.: 200903120098

H. RESERVATION CONTAINED IN DEED:

Executed by: City of Anacortes
Recorded: December 28, 1988
Auditor's No.: 8812280056
As Follows: "...SUBJECT TO encroachment of existing building located on property described herein onto adjoining property."

Said matter applies to the larger tract that Parcel "B" was deeded out of recently. The Company has NO knowledge regarding the location or current existence of said encroaching building.



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