

When recorded return to:

Edwards Properties, LLC
P.O. Box 626
Sedro-Woolley, WA 98284



200907150116
Skagit County Auditor

7/15/2009 Page 1 of 3 4:25PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 133940-PE

Grantor: Patrick A. Rimmer Limited Partnership, a Washington Limited Partnership
Grantee: Edwards Properties, LLC

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR PATRICK A. RIMMER LIMITED PARTNERSHIP, a Washington Limited Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to EDWARDS PROPERTIES, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lots 3-5, Blk 1, Moore's Add. To Woolley

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "B" HERETO FOR GRANTOR'S RESERVATION OF NON-EXCLUSIVE EASEMENT

Tax Parcel Number(s): 4167-001-008-0001, P76818 IOP

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 133940-PW.

Dated July 6, 2009

Patrick A. Rimmer Family Limited Partnership

2111
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 15 2009

Amount Paid 1476.35
By:

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Patrick A. Rimmer
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Managing Partner
of Patrick A. Rimmer Limited Partnership to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: July 6, 2009



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: September 11, 2010

Schedule "A-1"

133940-PW

DESCRIPTION:

That portion of Lots 3 through 5, inclusive, Block 1, "MOORE'S ADD. TO WOOLLEY," as per plat recorded in Volume 2 of Plats, page 62, records of Skagit County, Washington, more particularly described as follows:

Commencing at the intersection of the West line of said Lot 3 and the North margin of SR 20;
thence North $00^{\circ}55'39''$ East along said West line for a distance of 1.60 feet to the TRUE POINT OF BEGINNING of this description;
thence continuing North $00^{\circ}55'39''$ East along said West line for a distance of 138.40 feet to the North line of said Lot 3;
thence South $88^{\circ}16'30''$ East along the North line of said Lots 3 through 5 for a distance of 71.55 feet;
thence South $00^{\circ}35'40''$ West for a distance of 64.40 feet to a point on the arc of a non-tangential curve whose center bears North $75^{\circ}29'57''$ West having a radius of 99.50 feet;
thence Southwesterly along the arc of said curve through a central angle of $61^{\circ}59'33''$ for a distance of 107.66 feet to the TRUE POINT OF BEGINNING.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



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Order No.: 133940-PW

Seller hereby reserves unto itself, its successors and/or assigns, a non-exclusive easement for the construction, placement, repair and maintenance of a sign located within the following described property:

A strip of land fifteen (15) feet in width lying five (5) feet Northwesterly of and ten (10) feet Southeasterly of, and both being adjacent to the following described line:

Commencing at the intersection of the West line of Lot 3, Block 1, "MOORE'S ADDITION TO WOOLLEY," as per plat recorded in Volume 2 of Plats, page 62, records of Skagit County, Washington, and the North margin of SR 20;
Thence North $0^{\circ}55'59''$ East along said West line for a distance of 11.96 feet to the TRUE POINT OF BEGINNING of this line description, said point being on the arc of a non-tangential curve whose center bears North $15^{\circ}09'38''$ West having a radius of 89.50 feet;
thence Northeasterly along the arc of said curve through a central angle of $59^{\circ}34'41''$ for a distance of 93.07 feet;
thence North $0^{\circ}35'40''$ East for a distance of 63.34 feet to the North line of Lot 5 of said Block 1 and the TERMINUS of this line description.



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