



200910050080  
Skagit County Auditor

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WHEN RECORDED MAIL TO:

MARK KANTOR  
Kantor Taylor Nelson & Boyd PC  
1501 4th Avenue, Suite 1610  
Seattle, WA 98101-3613

LAND TITLE OF SKAGIT COUNTY

P133328-SE

**SPECIAL WARRANTY DEED**

Grantor: **COMPASS HEALTH HOLDINGS LLC,**  
A WASHINGTON LIMITED LIABILITY COMPANY

Grantee: **COMPASS HEALTH,**  
A WASHINGTON NONPROFIT CORPORATION

Legal Description: Unit 1, Aud. File 200904160089, & 200904160090 Skagit  
County WA

Tax Account Number: 4983-001-001-0000

**COMPASS HEALTH HOLDINGS LLC**, a Washington limited liability company, as a partial distribution of assets to its sole member, hereby bargains, sells and conveys to **COMPASS HEALTH**, a Washington nonprofit corporation, the real property, situated in Skagit County, Washington, described on the attached **Exhibit A**, by this reference incorporated herein as if fully set forth.

*(The balance of this page is left blank intentionally)*

3045  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 05 2009

Amount Paid \$  
Skagit Co. Treasurer  
By *MAW* Deputy

**GRANTOR'S SIGNATURE PAGE FOR SPECIAL WARRANTY DEED**

DATED: SEPTEMBER 30, 2009

**COMPASS HEALTH HOLDINGS LLC,**  
A WASHINGTON LIMITED LIABILITY COMPANY

By: Compass Health  
Its: Sole Member

By:   
Tom Sebastian, President and CEO

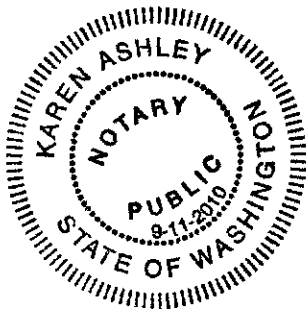
STATE OF WASHINGTON

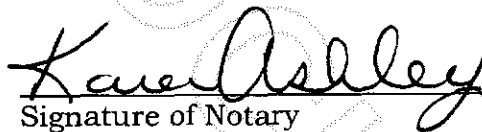
COUNTY OF SKAGIT

} ss.  
}

I hereby certify that I know or have satisfactory evidence that Tom Sebastian appeared before me, and acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument, and acknowledged it as the President and CEO of Compass Health, which is the sole member of Compass Health Holdings LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal on OCTOBER 1, 2009.





Signature of Notary

Print Name: KAREN ASHLEY

NOTARY PUBLIC in and for the State of  
Washington, residing at: SEDRO-WOOLLEY

My commission expires: 9/11/2010

SPECIAL WARRANTY DEED



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**EXHIBIT A  
LEGAL DESCRIPTION**

Unit 1, "MILWAUKEE PARK, A CONDOMINIUM", as per Survey Map and Plans recorded on April 16, 2009, under Auditor's File No. 200904160089, records of Skagit County, Washington and as established in the Declaration of Condominium recorded on April 16, 2009, under Auditor's File No. 200904160090, records of Skagit County, Washington.

And subject to the conditions of Title attached hereto.

SPECIAL WARRANTY DEED



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## EXCEPTIONS:

## A. MATTERS DISCLOSED BY UNRECORDED SURVEY:

Prepared By: Sound Development Group LLC  
Job No.: 097S-07  
Dated: September 5, 2007  
As Follows:

1.) Location of underground oil tanks located on adjacent parcel to the East and adjacent to East boundary of said premises.

## B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Area Affected: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel.  
Dated: February 11, 2008  
Recorded: February 25, 2008  
Auditor's No.: 200802250154

## C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Milwaukee Park Apartments Limited Partnership, a Washington limited partnership  
And: Mount Vernon School District No. 320  
Dated: January 11, 2008  
Recorded: January 14, 2008  
Auditor's No.: 200801140002  
Regarding: School impact fee covenant and agreement

## D. Notes, conditions and restrictions on the face of said condominium map.

## E. COVENANTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS CONTAINED IN THAT CONDOMINIUM DECLARATION, AS HERETO ATTACHED:

Declaration Dated: Not disclosed  
Recorded: April 16, 2009  
Auditor's No.: 200904160090  
Executed By: Milwaukee Park Apartments Limited Partnership



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EXCEPTIONS CONTINUED:

F. Issues disclosed by unrecorded Survey dated May 10, 2009 prepared by Sound Development Group under Job No. 8106, as follows:

- a.) Easements for utility lines, vaults, catch basins, manholes, meters, valves and other related facilities as delineated thereon.
- b.) Informational notes as delineated thereon.
- c.) Location of easement under Auditors file number 200802250154 in relation to building appurtenant to said premises.
- d.) Location of public sidewalk in relation to Southwest corner of said premises
- e.) Any claim due to the lack of a notation in the survey certification of any differences between the record legal description and the actual measurements on said site or an executed letter from the surveyor stating there are no differences.
- f.) Any claim due to the lack of a notation of any gaps, gores or overlaps existing on the site in the certification or an executed letter from the surveyor stating there are none or an affirmative statement in the survey certification stating there are none.



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