

After recording, return to:

Mark Rowley
Garvey Schubert Barer
1191 Second Avenue, Suite 1800
Seattle, Washington 98101



200912310074
Skagit County Auditor

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CHICAGO TITLE CO.

620007369

STATUTORY WARRANTY DEED
(Village at Riverside, Skagit County)

GRANTOR: NWCC Investments VIII, LLC

GRANTEE: Highland Two, LLC

ABBREV. LEGAL: Ptn. Tr. 9, Plat of Mount Vernon Acreage. A full legal description is attached hereto as Exhibit A.

ASSESSOR'S TAX ACCOUNT NO. 3746-000-009-0202

For valuable consideration received, GRANTOR, NWCC Investments VIII, LLC, a Washington limited liability company, convey and warrant to GRANTEE, Highland Two, LLC, a Delaware limited liability company, the real property described in Exhibit A attached hereto and subject only to the Permitted Exceptions stated therein.

GRANTOR:

NWCC Investments VIII LLC, a
Washington limited liability company

4024

29,161.40

Sp

By

Mark McDonald, Manager

Date: 12-30-09

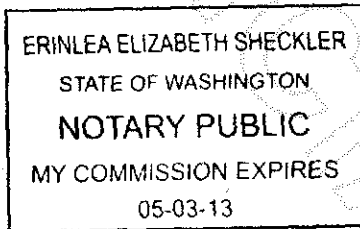
STATE OF WASHINGTON)

) ss:

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Mark McDonald 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 NWCC Investments VIII, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December ~~21~~ 2009



Notary Public for the State of Washington

My commission expires: 5/3/2013



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**EXHIBIT A
(LEGAL DESCRIPTION OF PROPERTY)**

The West 168 feet of Tract 9, PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof, recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington, and the North 29.5 feet of the East 100 feet of the West 268 feet of said Tract 9, Plat of Mount Vernon Acreage.

Together with a non-exclusive easement for ingress and egress over and across the North 30 feet of the West 168 feet and across the East 30 feet of the West 168 feet of Tract 8, Plat of Mount Vernon Acreage, Skagit County, Washington, according to the plat thereof, recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington as described in instrument recorded April 1, 1977, under Auditor's File No. 853753, records of Skagit County, Washington.

Together with a non-exclusive easement for vehicular and pedestrian ingress, egress, parking and access over and upon the drive aisle portions of Tracts Band C, City of Mount Vernon Short Plat No. MV-26-76, approved September 10, 1976, recorded September 23, 1976 in Volume I of Short Plats, page 175, under Auditor's File No. 843161, records of Skagit County, Washington and being a portion of Tracts 9 and 10, Plat of Mount Vernon Acreage, Skagit County, Washington, according to the plat thereof, recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington as disclosed by instrument recorded September 22, 2004, under Auditor's File No. 200409220116, records of Skagit County Washington.

All situated in Skagit County, Washington

Subject to the following Permitted Exceptions:

1. Easement recorded October 25, 1947 under Auditor File No. 410374.
2. Easement recorded February 20, 1959 under Auditor File No. 576813.
3. Easement recorded July 31, 1998 under Auditor File No. 9807310026.
4. Encroachment of a planter onto the southerly portion of said premises by approximately 3.0 feet as disclosed by a survey recorded November 16, 2004, under Auditor's File No. 200411160108.
5. Encroachment of a utility conduit, switch box and two security lights onto the southerly portion of the premises as disclosed by a survey recorded November 16, 2004, under Auditor's File No. 200411160108.
6. Agreement and easement recorded April 1, 1977 under Auditor File No. 853753.
7. Statement of encroachments as disclosed by unrecorded survey made by Duncanson Company, Inc. on February 2, 2007 and designated as Job No. 06726.
8. Easement and agreement recorded September 22, 2004 and recorded under Auditor File



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No. 200409220116.

9. Agreement recorded June 17, 2008 under Auditor File No. 200806170071.
10. Agreement recorded October 21, 2008 under Auditor File No. 200810210080.
11. Agreement recorded November 5, 2008 under Auditor File No. 200811050054.
12. Deed of Trust, Security Agreement, Fixture Filing, Financing Statement and Assignment of Leases, Rents, Income and Profits recorded February 14, 2007 under Auditor File No. 200702140162 in favor of Wells Fargo Bank, N.A., as Trustee for the Registered Holders of the Cobalt CMBS Commercial Mortgage Trust 2007-C2, Commercial Mortgage Pass-Through Certificates Series 2007-C2.
13. Assignment of Leases, Rents, Income and Profits recorded February 14, 2007 under Auditor File No. 200702140163 in favor of Wells Fargo Bank, N.A., as Trustee for the Registered Holders of the Cobalt CMBS Commercial Mortgage Trust 2007-C2, Commercial Mortgage Pass-Through Certificates Series 2007-C2.
14. Memorandum of Assumption Agreement executed by Grantor, Grantee and Wells Fargo Bank, N.A., as Trustee for the Registered Holders of the Cobalt CMBS Commercial Mortgage Trust 2007-C2, Commercial Mortgage Pass-Through Certificates Series 2007-C2.
15. Leasehold interests of the following tenants:
 - a. Pizza Hut
 - b. Advance America
 - c. Great Clips
 - d. AT&T Wireless
 - e. Best Teriyaki
 - f. Copy & Print Store



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