



201001140082

Skagit County Auditor

1/14/2010 Page 1 of 3 2:13PM

RECORDING REQUESTED BY AND  
AFTER RECORDING RETURN TO:Chander Haus and Harjit Kaur  
1121 Moore Street  
Sedro Woolley, Washington 98284

CHICAGO TITLE CO.

620005444

SPECIAL WARRANTY DEED

**Grantor:** Convenience Retailers LLC, a Delaware limited liability company

**Grantee:** Chander Hans and Harjit Kaur, husband and wife

**Legal Description:** Complete legal description on Exhibit A.  
PTN. GOV'T LOTS 1 & 2 IN 19-35-5

**Assessor's Tax Parcel ID#:** ~~350519-0-001-0100~~; 350519-0-022-0007

For the consideration of Ten and no/100 Dollars, and other valuable consideration, Convenience Retailers LLC, a Delaware limited liability company ("Grantor"), does hereby acknowledge, grant, bargain, sell, convey, and confirm to Chander Hans and Harjit Kaur, husband and wife (collectively, "Grantee"), the real property situated in Skagit County, Washington, legally described on Exhibit A attached hereto and incorporated herein.

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Skagit County, Washington, all non-delinquent taxes, bonds and assessments, and all matters, though not of record, are evidenced on the ground.

The Grantor for itself and its successors-in-interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that Grantor will forever warrant and defend the said described real estate against all persons whomsoever claiming or to claim by, through, or under said Grantor and not otherwise.

# 89  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

[SIGNATURE PAGE TO FOLLOW]

JAN 14 2010

Amount Paid \$ 14,262.80  
Skagit Co. Treasurer  
By *[Signature]* Deputy

DATED: ~~December xxxxxx, 2009~~ January 14, 2010

CONVENIENCE RETAILERS LLC,  
a Delaware limited liability company

By:

Hamilton N. Tran  
General Counsel and Secretary

## ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF CONTRA COSTA } S.S.

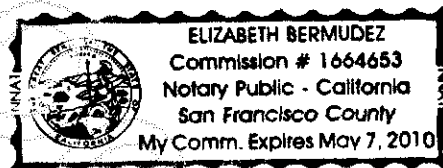
On December 16, 2009 before me, Elizabeth Bermudez, a Notary Public in and for said County and State, personally appeared, Hamilton N. Tran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Signature:*

Elizabeth Bermudez



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**Skagit County Auditor**

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE PROPERTY**

That portion of the following described property lying Southerly of the State Highway No. 20 (Formerly State Highway No. 17-A) as conveyed to the State of Washington by Deed dated January 27, 1948 and recorded February 24, 1948 under Auditor's File No. 414777;

That portion of Government Lots 1 and 2, Section 19, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point 1457.7 feet North and 30 feet East of the West Quarter corner of said Section 19;  
Thence North 86° 11' East 662.7 feet;  
Thence Southerly 9 feet;  
Thence South 88° 45' East 140 feet;  
Thence South 2° 53' West 317 feet to the North line of Great Northern Railway right of way;  
Thence South 53° 31' West along the North side of said right of way 250.8 feet;  
Thence North 2° 35' East 332.4 feet;  
Thence East 24 feet;  
Thence North 70 feet;  
Thence South 86° 11' West 624 feet to the highway;  
Thence Northerly along said highway 70 feet to the point of beginning.

EXCEPT from the above described premises that portion thereof which may lie within the boundaries of those certain tracts conveyed to the State of Washington by deeds recorded January 15, 1948 and January 27, 1948, under Auditor's File Nos. 414776 and 417815, respectively.

Situated in Skagit County, Washington.

END OF LEGAL DESCRIPTION

**SITE NO. 1-157**  
1121 MOORE STREET  
SEDRO-WOLLEY, SKAGIT COUNTY, WA 98284



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