



201001290156

Skagit County Auditor

1/29/2010 Page 1 of 3 3:50PM

When recorded return to:

511 Morris Street LLC
18419 Peregrine Lane
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 99023

Statutory Warranty Deed

44023

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Business Bank, who acquired title as Business Bank of Skagit County, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to 511 Morris Street LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 5, 8 And 9, Block 14, "CALHOUN ADDITION TO THE TOWN OF LACONNER"

Tax Parcel Number(s): P74169, 4124-014-008-0006, P124214, 4124-014-009-0000

Lot 5, 8 And 9, Block 14, "CALHOUN ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

SUBJECT TO easements, restrictions or other exceptions hereto attached as Exhibit A

TOGETHER WITH an Assignment of Insurance Claim hereto attached as Exhibit B

Dated 1/28/2010

Business Bank

By: Todd Anderson, Senior Vice President

248
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 29 2010

Amount Paid \$ 10,1085.00
By: Skagit County Treasurer Deputy
CWD

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Todd Anderson
is/are the person(s) who appeared before
me, and said person(s) acknowledge that He signed this instrument, on oath stated He
is/are authorized to execute the instrument and acknowledge that as the
Senior Vice President of Business Bank
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-28-10

Notary Public in and for the State of WA
Residing at mt vernon
My appointment expires: 1-7-11

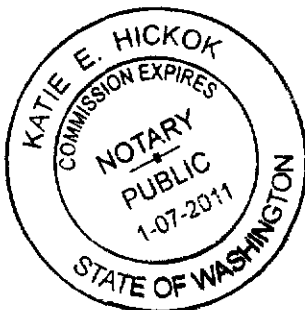


Exhibit A

EXCEPTIONS:

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

Recorded: June 29, 2006
Auditor's No.: 200606290086
Affects: Subject property and other property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners of Lots 5, 8, 9 and 12, Block 14, "CALHOUN ADDITION TO THE TOWN OF LACONNER"
Dated: March 28, 2006
Recorded: March 29, 2006
Auditor's No.: 200603290108
Purpose: Access and Parking
Area Affected: Subject property and other property

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: May 21, 2008
Recorded: June 30, 2008
Auditor's No.: 200806300130
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of Lot 9



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EXHIBIT "B"

ASSIGNMENT OF INSURANCE CLAIM

BUSINESS BANK hereby assigns and transfers to 511 Morris Street, L.L.C., a Washington limited liability company, all right, title and interest that Business Bank holds in that certain insurance claim against Zurich Insurance Company, Claim No. 5100084552, and the proceeds therefrom, which are anticipated to be in the amount of Nineteen Thousand Nine Hundred Ninety Six and 45/100 Dollars (\$19,996.45).

Dated this 26th day of January, 2010.

BUSINESS BANK

By

Todd Anderson, SVT

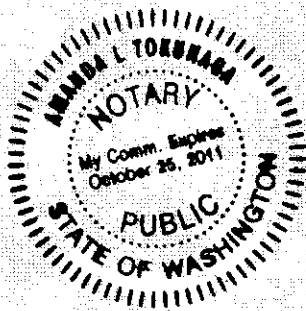
STATE OF WASHINGTON)

: ss.

COUNTY OF WHATCOM)

On this 26th day of January, 2010, before me personally appeared Todd Anderson, to me known to be the authorized representative of the entity that executed the within and foregoing instrument to be the free and voluntary act and deed of said entity for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



PRINTED NAME: Amanda L. Tokunaga

Notary Public in and for the State of Washington,
residing at Bellingham, Sedro Woolley

My Commission Expires: 10.25.11

