



201005070039

Skagit County Auditor

5/7/2010 Page

1 of

3 10:59AM

When recorded return to:

Singh Paramjit and Harmeet Kaur
3617 E. Broadway
Mount Vernon, WA 98274

Recorded at the request of: Guardian Northwest Title

File Number: 99496

Statutory Warranty Deed

99496
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Genos Investment LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE: Singh Paramjit and Harmeet Kaur, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 24, Township 34 North, Range 3; Ptn. NE NE

For Full Legal See Attached Exhibit "A"

Subject to Covenants, Conditions, Restrictions and Easements, as per attached Exhibit "B"

Tax Parcel Number(s): P22532, 340324-0-016-0001

Dated 5-5-2010

Genos Investment LLC

Stephen W. Brisbane
By: Stephen W. Brisbane, Managing Member
MANAGER

1293
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 07 2010

Amount Paid \$ 9795.00
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stephen W. Brisbane 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 Manager of Genos Investment LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-5-10

Sandra D. Olson
Notary Public in and for the State of Washington
Residing at Burlington, Wa.
My appointment expires: 2-20-2011

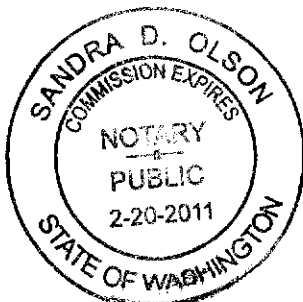


EXHIBIT A

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 3 East, W.M., described as follows:

That portion of Parcel "R", described below, lying Southerly of the line drawn between Points A and B below, and Easterly of the line drawn between Points B and C, below, and Northeasterly of the line drawn between Points C and D, said points being shown on that survey recorded May 26, 1999, in Volume 21 of Surveys, pages 204 and 205, under Auditor's File No. 9905260005, records of Skagit County, Washington;

Beginning at the Northeast corner of Tract 3 of Skagit County Short Plat No. 68-79, approved August 9, 1979, and recorded August 17, 1979, in Volume 3 of Short Plats, page 166, under Auditor's File No. 7908170009, records of Skagit County, Washington; thence along the Southwesterly right-of-way line of the Memorial Highway, South $52^{\circ}03'10''$ East a distance of 230.01 feet to Point A; thence South $35^{\circ}10'46''$ West to a point on a line running parallel with the 60 feet East of the East line of the hereinabove mentioned Bernik property, said point hereinafter labeled Point B; thence South on said parallel line to a point on a line parallel with and 275 feet Southwesterly of the Southwesterly line of Memorial Highway, said point hereinafter known as Point C; thence Southeasterly along said parallel line to the East line of Parcel R, said point hereinafter known as Point D;

PARCEL "R":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 3 East, W.M., lying Southerly of the State Highway commonly known as Memorial Highway, and lying Easterly of that certain tract of land conveyed to Frank Bernik and Evelyn Bernik, husband and wife, by deed recorded May 9, 1939, in Volume 177 of Deeds, page 12, under Auditor's File No. 312883, records of Skagit County, Washington, and lying Westerly of the following described line:

Beginning at the Southwest corner of that certain tract of land conveyed to Smiley's Inc., a Washington corporation, by deed recorded March 30, 1976, under Auditor's File No. 832505, records of Skagit County, Washington; thence North along the West line of said Smiley Tract to the Northwest corner thereof, which point is also the Southwest corner of Parcel B of those two tracts label Parcels A and B, conveyed to Willard Hammer and Bernice Evelyn Hammer, husband and wife, by deed recorded April 22, 1975, under Auditor's File No. 816409, records of Skagit County, Washington; thence North and Northwesterly along the West lines of said Hammer Parcels B and A to the most Westerly corner of said Parcel A; thence Northeasterly along the Northwesterly line of said Parcel A to the Southwesterly line of Memorial Highway, which is the terminal point of this line.



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Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: September 6, 1938
Auditor's No.: 305475 and 305474
Purpose: Electric transmission and/or distribution line, together
necessary appurtenances
Area Affected: Said premises and other property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Arlu Wilson and Eileen Wilson, husband and wife; and
G. Paul Ware and A. Suzanne Ware, husband and wife
Dated: April 9, 1999
Recorded: April 21, 1999
Auditor's No.: 9904210088
Purpose: Ingress, egress and utilities, septic line, drainfield and
other purposes
Area Affected: Portions of said premises and other property

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

Recorded: May 26, 1999
Auditor's No.: 9905260005

**D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Executed By: Skagit County Hearing Examiner
Recorded: July 22, 2002
Auditor's No.: 200207220160
Regarding: Conditional Use Permit for retail auto sales lot

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said
notice/agreement may have changed or may in the future change without recorded notice.

**E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Executed By: Laura T. Brisbane
Recorded: October 17, 2003
Auditor's No.: 200310170100
Regarding: Special Flood Hazard Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said
notice/agreement may have changed or may in the future change without recorded notice.

