

When recorded return to:
Blue Cow Carwash Inc.
1902 41st Street
Anacortes, WA 98221



201101070149
Skagit County Auditor

1/7/2011 Page 1 of 3 3:43PM

Recorded at the request of:

File Number: A99953

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR 19th Hole Market & Deli Inc., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Blue Cow Carwash, Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington.

A99953-1

Abbreviated Legal:

Section 4, Township 34, Range 2; Ptn. SW NW and NW SW

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P19847, 340204-0-054-0009

Dated 12/27/2010

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#58

JAN 07 2011

Amount Paid \$ 3279.⁹⁴
Skagit Co. Treasurer

By man Deputy

19th Hole Market & Deli Inc.

By: Ted A. Reisner, President

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ted A. Reisner 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 President of 19th Hole Market & Deli Inc. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-5-11

Vicki L Hoffman
Notary Public in and for the State of Washington

Residing at ANACORTES

My appointment expires: 10-8-13

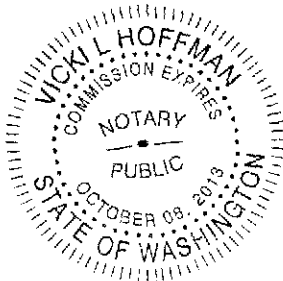


EXHIBIT A

All that portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 4; thence South $1^{\circ}2'00''$ West 55.50 feet; thence South $88^{\circ}52'00''$ East 139.76 feet to the true point of beginning; thence North for a distance of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of Washington by deed recorded March 6, 1961, under Auditor's File No. 604860, records of Skagit County, Washington; thence Southeasterly along the Southerly line of said State Highway for 308.27 feet, more or less, to a point 425.00 feet East of the West line of said Section 4; thence South to a point lying South $67^{\circ}52'20''$ East from the true point of beginning; thence North $67^{\circ}52'20''$ West a distance of 308.27 feet more or less, to the point of beginning.

EXCEPT the West 65.00 feet thereof.



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LPB 10-05(i-1)
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EXHIBIT "B"

EXCEPTION:

A. Deleted

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: April 26, 1957; June 17, 1957 and September 10, 1957
Auditor's No.: 550574; 552608; and 555903
Purpose: Pipeline or lines with necessary appurtenances and attendant rights

Said easements described and imply both North/South and East/West pipelines.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 6, 1985
Recorded: March 21, 1985
Auditor's No.: 8503210032
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;

D. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: March 6, 1961
Auditor's No.: 604860

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: April 24, 1989
Recorded: May 5, 1989
Auditor's No.: 8905050090
Purpose: Right to construct, maintain, inspect, operate, protect, repair, replace, alter and remove a pipeline or pipelines and necessary appurtenances thereto for the transportation of oil, gas and the products thereof

F. RESERVATION CONTAINED IN DEED:

Executed by: Louis R. Corbin and Enid Corbin, husband and wife
Recorded: April 20, 1989
Auditor's No.: 8904200049

G. Deleted.

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

Name: Survey
Recorded: December 20, 2010
Auditor's No.: 201012200179



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