

WHEN RECORDED RETURN TO:

KARWAL BROTHERS LLC
17587 STATE ROUTE 536
MOUNT VERNON WA 98273



201106100080
Skagit County Auditor

6/10/2011 Page 1 of 5 4:07PM

Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273 620013281

DOCUMENT TITLE(s):

1. SPECIAL WARRANTY DEED
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page _____ of the document

GRANTOR(s):

1. CONVENIENCE RETAILERS LLC
- 2.
- 3.

☐ Additional names on page _____ of the document

GRANTEE(s):

1. KARWAL BROTHER LLC
- 2.
- 3.

☐ Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

GOV'T LOT 9 IN 13-34-3

☐ Complete legal description is on page _____ of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

340313-0-036-0000

☐ (sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature _____

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:

Karwal Brother LLC
17587 State Route 536
Mount Vernon, WA 98273

SPECIAL WARRANTY DEED

Grantor: Convenience Retailers LLC, a Delaware limited liability company

Grantee: Karwal Brother LLC, a Washington limited liability company

Legal Description: Complete legal description on Exhibit A.

Assessor's Tax Parcel ID#: 340313-0-036-0000

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 Karwal Brother LLC, a Washington corporation ("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.

[SIGNATURE PAGE TO FOLLOW]



201106100080
Skagit County Auditor

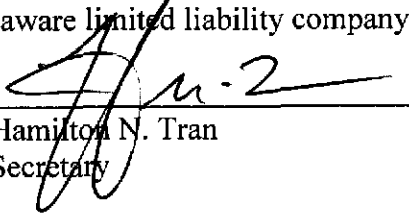
6/10/2011 Page 2 of 5 4:07PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#1731
JUN 10 2011

Amount Paid \$14,245.00
Skagit Co. Treasurer
By *mm* Deputy

DATED: June 10th, 2011.

CONVENIENCE RETAILERS LLC,
a Delaware limited liability company

By: 
Hamilton N. Tran
Secretary



201106100080

Skagit County Auditor

ACKNOWLEDGEMENT

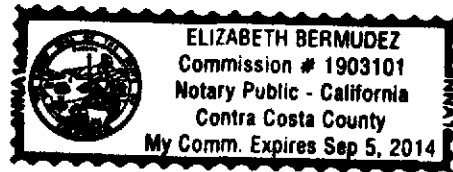
STATE OF CALIFORNIA }
COUNTY OF CONTRA COSTA } S.S.

On June 8, 2011 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



201106100080

Skagit County Auditor

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Southerly 175 feet of a tract of land in Government Lot 9, Section 13, Township 34 North, Range 3 East, W.M.; described as follows:

BEGINNING at a point on the North margin of P.S. No.1-AN said point being 990.37 feet North 52° 06' West from the intersection of said Northeasterly line with the South line of said Section 13;

Thence North 52° 06' West along the Northeasterly line of said Highway 250 feet;
Thence North 06° 52' East 580.80 feet, more or less, to the base of the dike right of way;
Thence Easterly and Southeasterly along the dike right of way to a point which bears North 06° 52' East from the point of beginning;

Thence South 06° 52' West 676.3 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

END OF LEGAL DESCRIPTION

SITE NO. 1-155
17587 STATE ROUTE 536
MT. VERNON, SKAGIT COUNTY, WA 98273



201106100080
Skagit County Auditor