

AFTER RECORDING MAIL TO:

La Venture Workforce Housing LLC  
100 - 23rd Avenue South  
Seattle, WA 98144



201108030033

Skagit County Auditor

8/3/2011 Page

1 of

8 11:49AM

Filed for Record at Request of:  
Pacific Northwest Title Company

GUARDIAN NORTHWEST TITLE CO.

99881-1

### STATUTORY WARRANTY DEED

File No: **1124063 (TK)**

Date:

8/3/2011

Grantor(s): **Mount Vernon RE LLC**

Grantee(s): **La Venture Workforce Housing LLC**

Abbreviated Legal: **Section 17, Township 34, Range 4; SE NE**

Additional Legal on page:

Assessor's Tax Parcel No(s): **340417-1-014-0207 (P25889)**

**THE GRANTOR(S) Mount Vernon RE 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 **La Venture Workforce Housing LLC, a Washington limited liability company**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**Legal Description attached hereto as Exhibit "A" attached hereto and made a part hereof by this reference.**

**Subject to matters on Exhibit "B" attached hereto and made a part hereof by this reference.**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 2342  
AUG 03 2011

Amount Paid \$ **32,045.00**  
By *mem* Skagit Co. Treasurer  
Deputy

Mount Vernon RE LLC, a Washington limited  
liability company

By: 

Colt Boehme,  
Manager

STATE OF Washington )

COUNTY OF )-ss  
)

I certify that I know or have satisfactory evidence that **Colt Boehme**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Manager of Mount Vernon RE, LLC, a Washington Limited Liability Company** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 27, 2011

  
Notary Public in and for the State of Washington

Residing at: Hubert, WA

My appointment expires: 6/29/2014



**EXHIBIT A TO STATUTORY WARRANTY DEED  
LEGAL DESCRIPTION**

**Parcel "A":**

The South 1,122.5 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the South 550 feet thereof, EXCEPT the East 214 feet thereof, AND EXCEPT the North 15.33 feet of the South 565.33 feet of the West 333 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 17, ALSO EXCEPT Tract "A" of Survey recorded August 4, 1997 under Auditor's File No. 9708040071 in Volume 19 of Surveys, page 153, records of Skagit County, Washington.

**Parcel "B":**

The South 1,122.5 feet of the East 15 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the South 565.33 feet thereof.

**Parcel "C":**

A non-exclusive easement for ingress, egress, drainage and utilities over and across the West 30 feet of the following described tract:

The North 285.33 feet of the South 565.33 feet of the West 333 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

**Parcel "D":**

A non-exclusive easement for ingress, egress, drainage and utilities over and across the West 30 feet of the following described tract:

The East 98.5 feet of the West 143.5 feet of the North 250 feet of the South 280 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., TOGETHER WITH the West 45 feet of the North 250 feet of the South 280 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., TOGETHER WITH the East 15 feet of the North 250 feet of the South 280 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

**Parcel "F":**

A non-exclusive easement for ingress, egress and utilities over and across the West 354.56 feet of the East 568.56 feet of the North 25 feet of the South 1,147.5 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 17.



201108030033  
Skagit County Auditor

**Parcel "G":**

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at the Southwest corner of the West 184 feet of the East 214 feet of the North 60 feet of the South 1,182.5 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence South 87 degrees 55'03" East, 184.03 feet to the Southeast corner of said West 184 feet of the East 214 feet of the North 60 feet of the South 1,182.5 feet; thence North 1 degree 01'55" East, 60.01 feet along the East line thereof to the Northeast corner thereof; thence North 87 degrees 55'03" West 90.14 feet along the North line of said South 1,182.5 feet to a point of curvature; thence along the arc of said curve concave to the Southeast having a radius of 130.00 feet, through a central angle of 32 degrees 03'12", an arc distance of 72.73 feet to a point of tangency; thence South 60 degrees 01'45" West, 0.34 feet to the North line of the South 1,162.5 feet of said subdivision; thence North 87 degrees 55'03" West, 24.24 feet along said North line to the West line of said East 214 feet to the North 1,182.5 feet of said subdivision; thence South 1 degree 01'55" West, 40.01 feet along said West line to the point of beginning.

**Parcel "H":**

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at the Northwest corner of said West 184 feet of the East 214 feet of the South 1,122.5 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence South 87 degrees 55'03" East, 92.79 feet along the North line of said South 1,122.5 feet to a cusp; thence along the arc of a curve concave to the Southeast having a radius of 70.00 feet and an initial tangent bearing of North 87 degrees 55'03" West, through a central angle of 32 degrees 03'12", an arc distance of 39.16 feet to a point of tangency; thence South 60 degrees 01'45" West, 28.62 feet to a point of curvature; thence along the arc of a curve concave to the Northwest having a radius of 130.00 feet; through a central angle of 14 degrees 54'00", an arc distance of 33.81 feet to the West line of said East 214 feet of the South 1,122.5 feet to the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence North 1 degree 01'55" East, 39.90 feet along said West line to the point of beginning.

**Parcel "I":**

A non-exclusive easement for ingress, egress and utilities over and across the following described tract, as reserved by document recorded as Auditor's File No. 9510100091:

Commencing at the Southeast corner of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.; thence North 01 degree 01'55" East along the East line of said subdivision a distance of 843.99 feet; thence North 87 degrees 55'04" West parallel to the South line of said subdivision to a point on a line parallel with and 214.00 feet distant, as measured perpendicularly from said East line of said subdivision, said point being the true point of beginning; thence North 87 degrees 55'04" West, a distance of 30.01 feet; thence South 01 degrees 01'55" West, a distance of 71.60 feet to the beginning of a tangent curve of 95.00 foot radius concave Northeasterly; thence Southeasterly through a central angle of 46 degrees 49'35" for a distance of 77.64 feet, to a point on the West line of Lot 2 of Mount Vernon Short Plat 4-87, as filed in Volume 8, page 8 of Short Plats, under Auditor's File No. 8712210075, records of Skagit County, Washington; thence North 01 degree 01'55" East along the West line of said Lot 2 and the Northerly projection thereof, a distance of 140.33 feet to the true point of beginning.



201108030033  
Skagit County Auditor

**Parcel "K":**

A non-exclusive easement established by document recorded under Auditor's File No. 9510100090 for ingress, egress and utilities over and across the South 30 feet of Lot 2 of Mount Vernon Short Plat No. MV-4-87, approved December 17, 1987 and recorded December 21, 1987, as Auditor's File No. 8712210075, in Book 8 of Short Plats, page 8, records of Skagit County, being a portion of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across both the South 15 feet of Lot 1 of said Short Plat, and the North 15 feet of the South 45 feet of Lot 2 of said Short Plat.



201108030033

Skagit County Auditor

AND SUBJECT TO: THE EXCLUSIONS LISTED ON SCHEDULE "B-1" TO THIS EXHIBIT B  
TO THIS DEED, ATTACHED HERETO:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED  
IN INSTRUMENT:

In Favor Of: Einer Hamburg, et al  
Recorded: August 10, 1973  
Auditor's No: 789219, 789220 and 789221  
For: Road right-of-way  
Affects: West 15 feet of Parcel "C"

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: J. J. Brenner Oyster Company  
Dated: August 28, 1973  
Recorded: August 29, 1973  
Auditor's No: 790146  
Purpose: Ingress, egress and utilities  
Area Affected: 15 feet of Parcel "D"

C. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED  
IN INSTRUMENT:

In Favor Of: Einer Hamburg, et al  
Recorded: August 15, 1977  
Auditor's No: 862612  
For: Ingress, egress, sewer lines, water lines and  
other utilities  
Affects: Parcels "B", "C" and "D"

D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED  
IN INSTRUMENT:

In Favor Of: J. J. Brenner Oyster Company  
Recorded: June 16, 1978  
Auditor's No: 881578  
For: Ingress, egress, drainage and utilities  
Affects: Parcel "C"

E. STORM AND SANITARY SEWER LINE EASEMENTS INCLUDING THE TERMS AND  
PROVISIONS THEREOF:

In Favor Of: Deer Runn Condominium  
Disclosed By: Prior Application for Title Insurance and Inspection  
Affects: North to South portion of sanitary sewer easement  
along West line of Parcels "A", "B", "C" and "D"

"Additional evidence of said unrecorded easements can be found on a Survey recorded as Skagit County  
Auditor's File No. 8607240006 and by the delineation of catch basins and side sewer lines on the face of  
an ALTA/ACSM Survey prepared by Bush, Roed & Hitchings, Inc. for Job No. 2011044.00 dated July  
22, 2011."



201108030033  
Skagit County Auditor

F. PROVISIONS CONTAINED IN DEED TO ADJOINING PROPERTY:

From: Gene Bouma and Maralee S. Bouma  
Recorded: October 10, 1995  
Auditor's No: 9510100091  
As Follows:

Grantee agrees to provide easements to allow Grantor to extend all utilities through the subject property to the remainder of Grantor's property at mutually agreed upon locations. Grantee agrees to install storm sewer pipe through the easement that will run to the Grantor's West property line at the point where the North property line of the subject property would intersect the West easement if extended straight across the Grantor's property. Grantee further agrees to extend said storm sewer line out to College Way and to size it to accommodate the Grantee's proposed project plus the Grantor's property assuming a typical multi-family housing project with density not to exceed 20 units per acre.

Grantee agrees to install and maintain a 6 foot residential style fence along the North and West of the subject property lines at no cost to Grantor.

Grantee agrees not to install a siren on the real property or proposed building.

Grantee agrees that all buildings constructed on the subject property shall be of high quality materials.

Grantee agrees to give Grantor notice to bid on the construction of the proposed facility.

Grantee agrees to survey corners of the subject property and proposed easements at Grantees expense.

When agreed improvements have been met Grantor agrees that a document which acknowledges satisfaction of conditions shall be filed.

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Charter Builders, Inc.  
And: Deer Runn Condominium Homeowner's Association.  
Dated: May 19, 2006  
Recorded: May 19, 2006  
Auditor's No.: 200605190039  
Regarding: Road Maintenance Agreement

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: March 13, 2007  
Recorded: March 26, 2007  
Auditor's No.: 200703260150  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Portion of subject property

EXHIBIT A



201108030033  
Skagit County Auditor

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

Recorded: February 25, 2009  
Auditor's No.: 200902250119

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: PUD No. 1 of Skagit County  
Dated: June 17, 2009  
Recorded: June 29, 2009  
Auditor's No.: 200906290146  
Purpose: Waterlines and related facilities  
Area Affected: Portions of the subject property

K. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED  
INSTRUMENT:

In Favor Of: Gene Bouma, et ux  
Recorded: October 10, 1995  
Auditor's No.: 9510100091  
For: Ingress, egress and utilities  
Affects: Parcel "I"

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gene Bouma, et ux, et al  
Recorded: October 10, 1995  
Auditor's No.: 9510100090  
Purpose: Ingress, egress and utilities  
Area Affected: Parcel "K"



201108030033

Skagit County Auditor