



201109260076

Skagit County Auditor

9/26/2011 Page 1 of 7 3:57PM

After recording, return to (Name, Address, Zip):

Valley View MHC, LLC
19772 MacArthur Blvd. #100
Irvine, CA 92612

Escrow No.: CT50-472511490424-
Order No.: 472511490424

CHICAGO TITLE
620013256

STATUTORY WARRANTY DEED

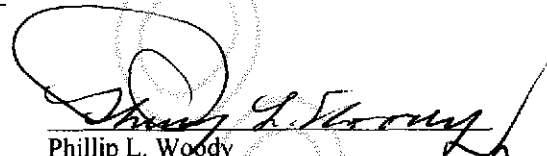
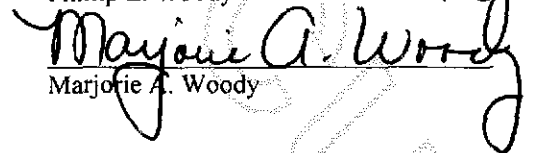
THE GRANTOR(S) Phillip L. Woody and Marjorie A. Woody, husband and wife, for and in consideration of \$10.00 and other good and valuable consideration which is paid to a qualified intermediary pursuant to a Section IRC tax deferred exchange in hand paid, conveys, and warrants to Valley View MHC, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

SEE LEGAL DESCRIPTION ATTACHED HERETO
Subject to encumbrances shown on Exhibit B attached hereto

Abbreviated Legal Description: PTN LOT 2, SURVEY AF NO. 9305180067

Assessor's Property Tax Parcel/Account Number: P112009 and 9003-999-000-0000


Dated: Sept. 18, 2011


Phillip L. Woody

Marjorie A. Woody

STATE OF WASHINGTON

County of King

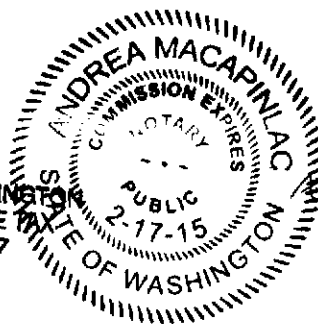
This instrument was acknowledged before me on Sept. 18, 2011 by Phillip L. Woody and Marjorie A. Woody.


Notary Public for Washington

My Commission Expires: 02-17-2015

(SEAL)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20112877
SEP 26 2011



Amount Paid \$ 51,961.42
Skagit Co. Treasurer
By nam Deputy

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112009 and 9003-999-000-0000

That portion of Lot 2 of Survey filed May 18, 1993 in Volume 14 of Surveys, page 91, under Auditor's File No. 9305180067, records of Skagit County, Washington and being more particularly described as that portion of the following described Parcels A, B, C, D and E lying Northerly of the following described Line 1 and Easterly of the following described Line 2:

Line 1:

Beginning at the South Quarter corner of Section 13, Township 35 North, Range 4 East of the Willamette Meridian;

Thence South 86°48'05" East, 663.03 feet along the South line of said section to the intersection of the West line of the East 15 feet of the West Half of the West Half of the Southeast Quarter of said Section 13;

Thence North 01°36'05" West, 898.97 feet along said West line to the true point of beginning of herein described line:

Thence South 68°47'42" West, 82.82 feet;

Thence South 68°22'00" West, 92.11 feet;

Thence South 42°22'57" West, 86.38 feet;

Thence South 31°53'43" West, 132.61 feet;

Thence South 62°30'11" West, 78.52 feet;

Thence South 69°39'19" West, 105.95 feet;

Thence South 66°34'56" West, 77.29 feet;

Thence South 75°26'13" West, 87.32 feet;

Thence South 79°27'16" West, 83.74 feet;

Thence South 78°05'16" West, 67.94 feet;

Thence South 44°17'08" West, 57.52 feet to a line 100 feet, as measured at right angles, from the centerline of the Northern Pacific Railway Company's main track as referred to in the Deed, recorded February 10, 1967, under Auditor's File No. 694612, records of Skagit County, Washington, and the terminus of herein described centerline.

LINE 2:

Beginning at the South quarter corner of Section 13, Township 35 North, Range 4 East of the Willamette Meridian;

Thence South 86°48'05" East, 663.03 feet along the South line of said section to the intersection of the West line of the East 15 feet of the West Half of the West Half of the Southeast Quarter of said Section 13;

Thence North 1°36'05" West, 898.97 feet along said West line;

Thence South 68°47'42" West 82.82 feet;

Thence South 68°22'00" West, 92.11 feet;

Thence South 42°22'57" West, 86.38 feet;

Thence South 31°53'43" West, 26.40 feet to the true point of beginning of this line description;

Thence North 30°30'15" West, 235.63 feet;

Thence North 01°36'05" West, 622.02 feet to a point of curvature;



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EXHIBIT "A"
Legal Description --continued

Thence Northwesterly along the arc of a curve to the left having a radius of 61.50 feet, through a central angle of 38°52'11" and an arc length of 41.72 feet to a point of reverse curvature;
Thence Northerly and Northeasterly along the arc of a curve to the right having a radius of 25.00 feet through a central angle of 84°46'06" and an arc length of 36.98 feet to a point of compound curvature;
Thence Northeasterly along the arc of a curve to the right having a radius of 58.56 feet through a central angle of 00°50'32" and an arc length of 0.86 feet;
Thence North 01°36'05" West to the South line of that portion conveyed to the City of Sedro-Woolley by deed recorded March 19, 1991, under Auditor's File No. 9103190038, records of Skagit County, Washington and the terminus of this described line.

PARCEL A:

That portion of the West Half of the West Half of the Southeast Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian, lying Southeasterly of that certain 100 foot strip of land conveyed to Seattle Lake Shore and Eastern Railway by Deed dated April 24, 1890, and recorded May 12, 1890, in Volume 9 of Deeds, page 756;

EXCEPT the East 15 feet thereof for County road.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the East Half of the East Half of the Southwest Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian, lying Easterly of the Easterly line of that certain 25 foot strip of land conveyed to the Northern Pacific Railway Company by Deed dated May 27, 1913 and recorded June 3, 1913, under Auditor's File No. 96920, in Volume 92 of Deeds, page 192.

Situated in Skagit County, Washington.

PARCEL C:

That portion of that certain 100 foot strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by Deed dated April 24, 1890 and recorded May 12, 1890, in Volume 9 of Deeds, page 756, lying within the boundaries of the West Half of the West Half of the Southeast Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion, if any, lying within the right of way of the as built and existing County road commonly known as the Sam Sapp Road;

AND EXCEPT mineral rights as reserved by the Northern Pacific Railway Company by deed recorded under Auditor's File No. 69412, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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EXHIBIT "A"
Legal Description --continued

PARCEL D:

That portion of that certain 100 foot strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by deed dated January 2, 1890 and recorded January 20, 1890, in Volume 10 of Deeds, page 28, lying within the boundaries of the East Half of the East Half of the Southwest Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion thereof lying within a 100 feet, as measured at right angles, from the centerline of Northern Pacific Railway Company main tract as referred to in deed recorded February 10, 1967, under Auditor's File No. 694612, records of Skagit County, Washington;

AND EXCEPT that portion, if any, lying within the right of way of the as built and existing County road commonly known as the Sam Sapp Road;

AND ALSO EXCEPT mineral rights as reserved by the Northern Pacific Railway Company by deed recorded under Auditor's File No. 69412, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL E:

That certain 25 foot strip of land in the East Half of the East Half of the Southwest Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian, as conveyed to the Northern Pacific Railway Company by deed dated May 27, 1913 and recorded June 3, 1913, under Auditor's File No. 96920, records of Skagit County, Washington, in Volume 92 of Deeds, page 192;

EXCEPT that portion thereof lying within 100 feet, measured at right angles, from the centerline of Northern Pacific Railway Company main tract as referred to in deed recorded February 10, 1967, under Auditor's File No. 694612, records of Skagit County, Washington;

AND EXCEPT that portion, if any, lying within the right of way of the as built and existing county road commonly known as the Sam Sapp Road;

AND ALSO EXCEPT mineral rights as reserved by the Northern Pacific Railway Company by deed recorded under Auditor's File No. 69412, records of Skagit County, Washington.

EXCEPTING from Parcels A through E, inclusive those portions conveyed to the City of Sedro-Woolley by deed recorded March 19, 1991, under Auditor's File No. 9103190038, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as conveyed by instrument recorded June 23, 1997, under Auditor's File No. 9706230093, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 12, 1925
Auditor's No(s): 188879, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 26, 1935
Auditor's No(s): 267764, records of Skagit County, Washington
In favor of: Drainage District 14
For: Drainage ditch

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 22, 1957
Auditor's No(s): 548987, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: Pipelines

Note: Exact location and extent of easement is undisclosed of record.

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 27, 1993
Auditor's No(s): 9307270049, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All roads and streets and a 10 foot strip along the street frontage of all lots to be platted within said premises

6. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: February 10, 1967
Auditor's No(s): 694612, records of Skagit County, Washington
Executed By: Northern Pacific Railway Company, a Wisconsin corporation
As Follows:

Excepting and reserving unto the Grantor, its successors and assigns, forever, all minerals of every nature whatsoever, including but not limited to uranium, coal, iron, natural gas and oil in, upon or under said land, together with the right to the use of such part of the surface as may be necessary or convenient for the purpose of exploring for (by geological, geophysical or other methods), and drilling for, producing, mining, extracting, taking, storing and transporting the same; together with the right to the use of such subsurface strata as may be necessary or convenient for the purpose of underground storage or injection of oil, gas, or other hydrocarbons, water or other substances therein, whether produced from the land or elsewhere and also together with the right to the use, in common with the Grantee, their heirs or assigns, of such water as may be found in, upon or produced from said premises as may be necessary or convenient for its operations, excepting water from the wells and reservoirs of the Grantee, their heirs or assigns. The Grantor, its successors and assigns, shall only be obligated to reasonable compensate the grantee or their heirs or assigns for actual physical damage to building, fences or other structures upon said land, sustained as a result of the use thereof by the Grantor, its successors or assigns



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7. Agreement, including the terms and conditions thereof; entered into;
By: Albert S. Coates and Vena M. Coates, husband and wife
And Between: Joseph C. Kiens and Nellie T. Kiens, husband and wife
Recorded: March 3, 1948
Auditor's No.: 415111, records of Skagit County, Washington
Providing: Constructing and maintaining a drainage ditch
8. Agreement, including the terms and conditions thereof; entered into;
By: Den/Mar, Inc.
And Between: Skagit County
Recorded: March 12, 1993
Auditor's No.: 9303260033, records of Skagit County, Washington
Providing: Indemnity and Hold Harmless Agreement relating to construction of retention ponds
9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 27, 1892
Auditor's No(s): 227134, records of Skagit County, Washington
For: Streets
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 7, 1930
Under: Volume 13 pages 587-588, records of Skagit County, Washington
For: Commissioners records
12. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 16, 1983
Auditor's No(s): 8302160023, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corp.
For: Pipeline
13. Record of Survey;
Recorded: May 18, 1993
Auditor's File No.: 9305180067, records of Skagit County, Washington
14. Record of Survey;
Recorded: June 7, 1993
Auditor's File No.: 9306070088, records of Skagit County, Washington
15. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 16, 1993
Auditor's No(s): 9312160011, records of Skagit County, Washington
For: Water pipeline
16. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 23, 1997

Recording No.: 9706230092

As follows:

"The above described property will be combined or aggregated as a single parcel and will henceforth be recognized as a single, buildable lot. Nor further boundary line adjustments or subdivisions shall be allowed or approved without compliance with the City of Sedro-Woolley Subdivision Ordinance."



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17. Easement(s) and Maintenance Agreement, for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Executed by: Robt Jungaro and Pam Jungaro, husband and wife
Recording Date: June 23, 1997
Recording No.: 9706230092
As Follows:

"The grantor and grantee herein agree that the maintenance of the road and utility systems as they currently exist on both properties described on Exhibit "A" and "B" herein shall be shared equally between the owners of the respective properties. Any decision as to the necessity for maintenance shall be unanimous. If there is a disagreement as to the necessity for maintenance between the property owners each agrees that the disagreement shall be settled by binding arbitration with the fees for such being paid by the non-prevailing party. This agreement shall be a covenant running with the lands/ This easement and maintenance agreement is a condition of approval of this boundary line adjustment and shall not be eliminated without the consent of the City of Sedro-Woolley."

18. Multiple Dwelling Unit Service Agreement and the terms and conditions thereof:

Recording Date: March 22, 2000
Recording No.: 200003220039

19. MDU Broadband Services Agreement and Memorandum of Easement and the terms and conditions thereof:

Recording Date: June 7, 2001
Recording No.: 200106070114



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