

WHEN RECORDED RETURN TO:

Majestic Inn, LLC  
13654 NW Trevino St  
Portland, OR 97229



201109300107  
Skagit County Auditor

9/30/2011 Page 1 of 4 3:39PM

CHICAGO TITLE

620013255

**Chicago Title Insurance Company**

3030 Hoyt Avenue, Everett, Washington 98201

POOR ORIGINAL

**SPECIAL WARRANTY DEED**

REGAL HOSPITALITY LLC, a Washington Limited Liability Company, THE GRANTOR  
for and in consideration of One Million Nine Hundred and Ninety Eight Thousand and 00/100  
(\$ 1,998,000.00) Dollars, in hand paid, grant, bargain, sell, convey and confirm to  
Majestic Inn, LLC, a Washington Limited Liability Company the following described real estate,  
situated in the County of Skagit, State of Washington:

Legal Description attached Hereto and incorporated by reference as Exhibit "A"

The Grantor for REGAL HOSPITALITY LLC, a Washington Limited Liability Company  
and for it's successors in interest do by these presents expressly limit the covenants of the  
deed to those herein expressed, and exclude all covenants arising or to arise by statutory or  
other implication, and do hereby covenant that against all persons whomsoever lawfully  
claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant  
and defend the said described real estate.

Tax Account Number: P55014;P55015;P55016;P55017;P55018; P127913

Subject to: Without limiting the foregoing, this conveyance is subject to restrictions,  
reservations and easements of record, including, without limitation, the exceptions set forth on  
Exhibit "B" attached hereto and incorporated herein by reference

Abbreviated Legal Description: PTN. Block 24, Map of the City of Anacortes

DATED September 29, 2011

REGAL HOSPITALITY, LLC  
a Washington limited liability company

By: 

Its: manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2011 2948  
SEP 30 2011

Amount Paid \$ 35,569.40  
Skagit Co. Treasurer  
By Mark Deputy

STATE OF WASHINGTON

COUNTY OF Whatcom

On this 29 day of September 2011 before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared J. Michael Keenan to me proved with satisfactory evidence to be the manager of Regal Hospitality, LLC who executed the within instrument and acknowledged that he/she signed and sealed the same as his/her free and voluntary act and deed, for the uses and purposes herein mentioned.

CHERI L. NEYENS  
NOTARY PUBLIC  
STATE OF WASHINGTON  
My Commission Expires June 22, 2013

Cheri L. Neyens  
Printed Name of Notary

Cheri L. Neyens  
Signature of Notary

My commission expires 6-22-13



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## EXHIBIT "A"

For APN/Parcel ID(s): P65016, P55014, P55016, P55017, P55018, P127913, 3772-024-013-0005,  
3772-024-010-0107, 3772-024-015-0003, 3772-024-016-0002,  
3772-024-018-0000 and 3772-024-007-0000

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**PARCEL A:**

Lots 11 through 15, Block 24, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH the South Half of vacated alley adjacent to Lots 11, 12, and 13.

Situated in Skagit County, Washington.

**PARCEL B:**

Lot 16, Block 24, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

Situated in Skagit County, Washington.

**PARCEL C:**

Lots 17 and 18, Block 24, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

Situated in Skagit County, Washington.

**PARCEL D:**

The South 50 feet of Lots 8, 9 and 10, Block 24, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH the North Half of vacated alley adjacent to said lots.

Situated in Skagit County, Washington.

**PARCEL E:**

Lot 7, Block 24, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

Situated in Skagit County, Washington.



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## EXHIBIT "B"

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: November 6, 1985  
Auditor's No.: 8511050080, records of Skagit County, WA  
To: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line(s), together with necessary appurtenances  
Affects: As located or constructed on the East 15 feet of the West 110 feet of the North 15 feet of Lots 11 through 15
2. Easement, including the terms, covenants, and provisions thereof, reserved by instrument  
Recorded: November 14, 1985  
Auditor's No.: 8511140044, records of Skagit County, WA  
In favor of: City of Anacortes  
For: Ingress, egress, utilities and appurtenant rights
3. Agreement, including the terms and conditions thereof, entered into;  
By: Majestic Hotel  
And Between: TCI Cablevision of Washington, Inc.  
Recorded: May 10, 1999  
Auditor's No.: 9905100042, records of Skagit County, Washington  
Providing: Easement access
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Comcast of Washington IV, Inc.  
Purpose: Cable communications services  
Recording Date: March 14, 2008  
Recording No.: 200603140085
5. Record of Survey:  
Recording Date: August 21, 2008  
Recording No.: 200808210040
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Peaceful Living Properties LLC  
Purpose: Non-exclusive easement for the life of the current building that is encroaching over and across a portion of said premises  
Recording Date: August 22, 2008  
Recording No.: 200808220099  
Affects: Portion of Parcel D
7. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of \$2,752,000.00;  
Dated: February 22, 2006  
Recorded: February 24, 2006  
Auditor's No.: 200602240134, records of Skagit County, Washington  
Grantor: Regal Hospitality, LLC, a Washington limited liability company  
Trustee: Chicago Title Company  
Beneficiary: Bank of the Pacific  
Loan Number: 110006602

A substitution of trustee under said deed of trust which names, as the substituted trustee, the following

Trustee: Trustee Services, Inc.  
Recording Date: September 17, 2008  
Recording No.: 200809170028

We note a partial reconveyance recorded under Auditor's File No. 200809170028 releasing a portion of said premises.

8. Assignment of Rents, including the terms and conditions thereof, securing an indebtedness of \$2,752,000.00;  
Dated: February 22, 2006  
Recorded: February 24, 2006  
Auditor's No.: 200602240135, records of Skagit County, Washington  
Grantor: Regal Hospitality LLC  
Beneficiary: Bank of the Pacific



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