

When recorded return to:
JKC International, LLC.
8103 125th Place NE
Kirkland, WA 98033



11/17/2011 Page 1 of 5 3:39PM

Recorded at the request of:
File Number: 102372

Statutory Warranty Deed 102372-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Barbless Investments II, 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 GRANTEE JKC International, LLC., a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 18, Township 34, Range 4; Ptn. SE NE

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): P26133, 340418-0-056-0009

Dated Nov 17, 2011

Barbless Investments II, LLC

By: Matthew J. Lessard, Manager

By: Andrew Barber, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113499

NOV 17 2011

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 20475.00
Skagit Co. Treasurer
By cm Deputy

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that _____ signed this instrument and acknowledged it as the _____ of _____, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Katie Hickok
Notary Public in and for the State of Washington
Residing at _____, Washington
My appointment expires: 1/07/2015

State of Washington

Acknowledgment - Corporate

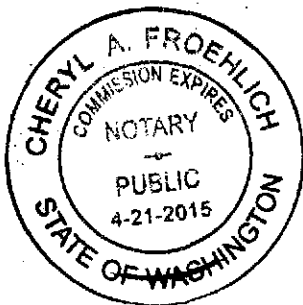
County of Skagit

I certify that I know or have satisfactory evidence that:

Matthew J. Leonard & Andrew Beuber the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is/are

Managers of Beubless Investments II, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated 11-17-11



[Signature]
Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 4-21-15



201111170110
Skagit County Auditor

EXHIBIT A

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southeast corner of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North $00^{\circ}24'07''$ West along the East line of said subdivision, said line being also the centerline of Riverside Drive, a distance of 120.00 feet; thence North $90^{\circ}00'00''$ West along a line drawn parallel to and 120 feet North of the South line of said subdivision a distance of 37.00 feet to the West margin of Riverside Drive as established by deed recorded under Auditor's File No. 200904020111 and the true point of beginning; thence continuing North $90^{\circ}00'00''$ West along said parallel line 173.00 feet; thence South $00^{\circ}24'07''$ East parallel to the East line of said subdivision 76.36 feet to the North margin of College Way as established by deed recorded under Auditor's File No. 200712030192; thence Easterly and Northerly along the North margin of College Way and the West margin of Riverside Drive as established by deeds recorded under Auditor's File Nos. 200712030192 and 200904020111, the following bearings and distances: North $87^{\circ}42'23''$ East 83.90 feet; North $89^{\circ}59'49''$ East 55.07 feet; North $50^{\circ}12'24''$ East 41.67 feet; North $02^{\circ}22'31''$ East 38.64 feet; North $00^{\circ}24'07''$ West 7.72 feet to the true point of beginning.



201111170110
Skagit County Auditor

Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: Pacific Telephone and Telegraph Company
Recorded: May 13, 1927
Auditor's No.: 203676 (Volume 143, page 265)
Purpose: To place and maintain one anchor with the necessary wires and fixtures thereon
Area Affected: Not disclosed

B. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: State of Washington
Recorded: November 22, 1947
Auditor's No.: 411476
Purpose: For the purpose of constructing, installing, locating and /or maintaining highway slopes, sidewalks, sidewalk areas and/or poles in excavations and/or embankments
Area Affected: A strip of land 8 feet wide and 100 feet long, being Westerly of, parallel with, adjacent and adjoining the Westerly right of way line of Primary State Highway No. 1, Burlington to Mount Vernon

C. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: City of Mount Vernon
Recorded: July 12, 1985
Auditor's No.: 8507120030
Purpose: For the 'rounding' of the corner for safety, and for re-establishing the location of the traffic signal pole and arm, ... to construct, or cause to be constructed, maintain, replace, reconstruct and remove street and sidewalk facilities, and all appurtenances incident thereto or necessary therewith, ...to construct or cause to be constructed, maintain, replace, reconstruct and remove any and all utilities ...and to cut and remove from the said right-of-way any trees and other obstructions that may endanger the safety or interfere with the use of such facilities or appurtenances attached or connected therewith; and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted

Area Affected:

Beginning at the point of intersection of the West right-of-way line of that 60 feet wide right-of-way known as Riverside Drive; formerly Primary State Highway No. 1, with the North right-of-way line of that 80 feet wide right-of-way known as College Way; thence North 89 degrees 59'20" West, along said North right-of-way line of College Way, 23.32 feet; thence North 47 degrees 24'05" East, 31.48 feet to a point on the West right-of-way line of said Riverside Drive; thence South 0 degrees 23'40" East, along said West right-of-way line, 21.31 feet to the point of beginning.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



201111170110
Skagit County Auditor

D. EASEMENTS AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 23, 1985
Recorded: October 3, 1985
Auditor's No.: 8510030037
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;
Location: Approximately the North 10 feet and the West 10 feet of the North 25 feet

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: A.A. Wexler and Gilda Wexler, husband and wife
Recorded: October 10, 1973
Auditor's No.: 791949
Purpose: Ingress and egress
Area Affected: Portion of subject property

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

Name: Survey
Recorded: October 12, 1973
Auditor's No.: 792053

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

Name: Survey
Recorded: July 8, 2008
Auditor's No.: 200807080054

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

Name: Survey
Recorded: November 24, 2009
Auditor's No.: 200911240034

I. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201008050042.

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Wexler Mount Vernon, LLC; Barbless Investments, LLC and Barbless Investments II, LLC
Recorded: October 10, 2011
Auditor's No.: 201110100077
Purpose: Ingress, egress and utilities
Area Affected: Portion of Real Estate under search



201111170110
Skagit County Auditor