

AFTER RECORDING MAIL TO:

Jack Carroll's Skagit Hyundai, LLC  
20612 Hwy 99  
Lynnwood, WA 98046



201202170105

Skagit County Auditor

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Filed for Record at Request of:  
First American Title Insurance Company National Commercial  
Services

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

101761-1

## STATUTORY WARRANTY DEED

File No: **NCS-485440-WA1 (II)**

Date: **February 17, 2012**

**THE GRANTOR(S)** Skagit Crossings 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 **Jack Carroll's Lincoln Mercury, Inc. d/b/a Jack Carroll's Hyundai**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**LOTS 1 AND 2 OF SKAGIT CROSSINGS BINDING SITE PLAN BURL BSP 1-07, AS APPROVED JANUARY 31, 2008 AND RECORDED FEBRUARY 1, 2008, UNDER AUDITOR'S FILE NO. 200802010073, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012414

FEB 17 2012

Amount Paid \$ 76,100.00  
Skagit Co. Treasurer  
By *MAN* Deputy

**Assessor's Tax Parcel No(s): P23882, 8074-000-001-0000 & P127091, 8074-000-002-0000**

**Subject To:** 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.

APN:

Statutory Warranty Deed  
- continued

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Skagit Crossings LLC, a Washington limited  
liability company

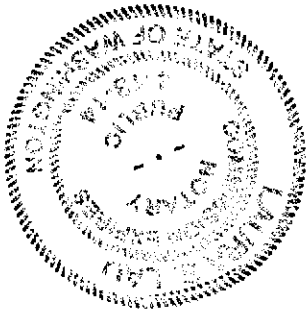
By: James Potter, Its: *Manager*

STATE OF Washington )  
COUNTY OF King )-ss )

I certify that I know or have satisfactory evidence that **James Potter**, 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 **Skagit Crossings 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: 2/17/2012

*Laura S. Lau*  
Laura S. Lau  
Notary Public in and for the State of Washington  
Residing at: Seattle  
My appointment expires: April 13, 2014



Pa



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Skagit County Auditor

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