



201203020130
Skagit County Auditor

3/2/2012 Page 1 of 3 4:03PM

AFTER RECORDATION RETURN ORIGINAL TO:
O'Reilly Automotive Stores, Inc.
Attn: Liz Dugger, Real Estate Department
P.O. Box 1156
Springfield, MO 65801

POOR ORIGINAL

CHICAGO TITLE
620014319

STATUTORY WARRANTY DEED

Fidelity National Title Group No: 1110580CTN

Date: 3/31/12

Grantor:

William D. Sahnaw and wife, Melanie F. Sahnaw

Grantee:

O'Reilly Automotive Stores, Inc., a Missouri corporation

Abbreviated Legal Description:

Parcel A: Lots 10, 11, 12, Block 6, FIRST ADDITIONS TO THE CITY OF ANACORTES, according to plat of record in Vol 1 of Plats, page 24, Skagit County, WA.

Parcel B: Lots 7, 8 & 9, Block 6, FIRST ADDITION TO THE CITY OF ANACORTES, according to plat of record in Vol 1 of Plats, page 24, Skagit County, WA

Parcel C: Lots 8, 9 & 10, Block 6, STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, according to plat of record in Vol 2 of Plats, page 14, Skagit County, WA.

Assessor's Tax Parcel or Account No: P57204, P57203, P60434, P60435

THE GRANTORS, WILLIAM D. SAHNAW AND MELANIE F. SAHNAW, HUSBAND AND WIFE, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to the GRANTEE, O'REILLY AUTOMOTIVE STORES, INC., a Missouri corporation, the following described real estate, situated in the County of Spokane, State of Washington:

See attached Exhibit A Legal Description

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012579

MAR 02 2012

Amount Paid \$ 17,805.00
Skagit Co. Treasurer
By *[Signature]* Deputy

Exhibit A:
Legal Description

FOR APN/PARCEL ID(S): P57204, P57203, P60434, P60435, 3788-006-012-0005, 3788-006-009-0000, 3833-006-008-0006 AND 3833-006-010-0002

PARCEL A:

Lots 10, 11 and 12, Block 6, FIRST ADDITION OT THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 24, records of Skagit County, Washington. Situated in Skagit County, Washington.

PARCEL B:

Lots 7, 8 and 9, Block 6, FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume of Plats, page 24, records of Skagit County, Washington. Situated in Skagit County, Washington.

PARCEL C:

Lots 8, 9 and 10, Block 6, STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 14, records of Skagit County, Washington. Situated in Skagit County, Washington.

AND FURTHER BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 6, FIRST ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 01°53'16" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE A DISTANCE OF 231.82 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 6, STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 88°07'54" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 22ND STREET A DISTANCE OF 89.90 FEET TO THE NORTHEAST CORNER OF LOT 8, BLOCK 6, OF SAID PLAT OF STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES;

THENCE SOUTH 01°52'50" WEST A DISTANCE OF 231.84 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 6, OF SAID PLAT OF FIRST ADDITION TO THE CITY OF ANACORTES;

THENCE NORTH 88°07'18" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 23RD STREET A DISTANCE OF 89.93 FEET TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 6, OF SAID PLAT OF FIRST ADDITION TO THE CITY OF ANACORTES AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 20,845 SQUARE FEET OR 0.479 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD.



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Skagit County Auditor

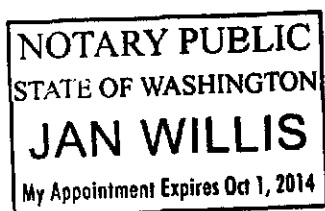
William D. Sahnou
Name: William D. Sahnou

Melanie F. Sahnou
Name: Melanie F. Sahnou

STATE OF WASHINGTON)
) ss.
County of Skagit)

On this 31 day of January, 2012, before me, a Notary Public in and for the State of Washington, personally appeared William D. Sahnou and Melanie F. Sahnou, known or identified to me to be the persons that executed the instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Jan Willis
Print Name: Jan Willis
Residing at: Spokane, Washington Mount Vernon
My commission expires: 10-1-14

