

WHEN RECORDED RETURN TO
WESTSIDE BUSINESS CENTER, LLC
321 W WASHINGTON ST, STE 300
MOUNT VERNON, WASHINGTON 98273



201203280101
Skagit County Auditor

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CHICAGO TITLE
620015016



CHICAGO TITLE COMPANY

5107625

STATUTORY WARRANTY DEED

THE GRANTOR(S)
RICHARD LAPINSKI, JR., A SINGLE MAN

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
WESTSIDE BUSINESS CENTER, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

the following described real estate situated in the County of SKAGIT State of Washington:

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

LOT B, SP NO. MV-3-84

Tax Account Number(s): P102210 AND 340419-2-017-0101

Dated: MARCH 12, 2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012841
MAR 28 2012

Amount Paid \$ 7125.00
Skagit Co. Treasurer
By *MDM* Deputy


RICHARD LAPINSKI, JR.

LPB10/KLC/052006

STATE OF WASHINGTON

SS

COUNTY OF Snohomish

ON THIS 26 DAY OF MARCH, 2012 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED Richard Lapinski.

JR. KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT he SIGNED AND SEALED THE SAME AS h.s FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

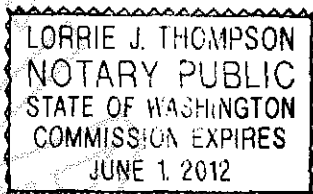
Lorrie J Thompson
NOTARY SIGNATURE

PRINTED NAME:

LORRIE J. Thompson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT

STANWOOD
MY COMMISSION EXPIRES ON 6-1-2012



NOTARY/RDA/092100



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EXHIBIT "A"

Tract B of Short Plat No. MV-3-84, approved February 27, 1984, recorded February 29, 1984 in Volume 6 of ShortPlats, pages 124 and 125, under Auditor's File No. 8402290058 and being a portion of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 19, Township 34 North, range 4 East of the Willamette Meridian;

EXCEPT that portion lying Southerly of the following described line:

Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of said Section 19;
thence North 0°52'35" East along the West line of said Tract B of Short Plat No. MV-3-84, a distance of 338.96 feet to the true point of beginning of this line description;
thence South 88°45'00" East a distance of 181.65 feet, more or less to the East line of said Tract B and the terminus of this line description.

Situate in Skagit County, Washington



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CHICAGO TITLE COMPANY

EXHIBIT B

Escrow No.: 5107625

SPECIAL EXCEPTIONS

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, 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 on said Short Plat No. MV-3-84:

Recording No.: 8402290058

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

Granted to: G.T.E. Northwest, its successors and assigns
Purpose: Construct, maintain, operate, replace and remove such aerial telephone and communication structures

Recording Date: October 11, 1994
Recording No.: 9410110063
Affects: Portion of said premises

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

Granted to: Puget Sound Power & Light Company
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

Recording Date: December 15, 1980
Recording No.: 8012150029
Affects: A 5 foot wide strip across a Northwesterly corner of subject property

A gas main easement over and across an Easterly portion of the subject property as delineated on the face of that certain survey recorded September 5, 1990 under Auditor's File No. 9009050001.

Matters pertaining to the asphalt parking lot encroaching on to a portion of the subject property as delineated on the face of that certain survey recorded September 5, 1990 under Auditor's File No. 9009050001.



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