



201212120088

Skagit County Auditor

12/12/2012 Page

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2 1:27PM

When recorded return to:

Pacific Tire Company, Inc.
501 Jacks Lane
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 144819-SE

Grantor: JACK & JOAN HILDE FAMILY, L.L.C., a Washington limited liability company
Grantee: PACIFIC TIRE COMPANY, INC., a Washington Corporation

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR JACK & JOAN HILDE FAMILY, L.L.C., 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 PACIFIC TIRE COMPANY, INC., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 5, Hilde Commercial Facility BSP #97-0361. CAM

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 144819-SE.

Tax Parcel Number(s): 8020-000-005-0000, P113737

Dated December 6, 2012

JACK & JOAN HILDE FAMILY, L.L.C., a
Washington limited liability company

By: Jack Hilde, Member

By: Joan Hilde, Member

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Jack Hilde and Joan Hilde

the person who appeared before
me, and said person acknowledged that they signed this instrument, on oath stated They are
authorized to execute the instrument and is Members
of Jack & Joan Hilde Family, L.L.C., a Washington limited*
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

*liability company

Dated: December 12th 2012

Karen Ashley

Notary Public in and for the State of Washington

Residing at Sedro-Woolley

My appointment expires: 9/11/2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123964

DEC 12 2012

Amount Paid \$16,470.⁰⁰
Skagit Co. Treasurer
By CAM Deputy

EXHIBIT A

Schedule "A-1"

144819-SE

DESCRIPTION:

Lot 5, Hilde Commercial Facility Binding Site Plan No. 97-0361, approved November 25, 1998, recorded November 25, 1998 in Volume 13 of Short Plats, pages 186 and 187, under Auditor's File No. 9811250022 and being a portion of the Northwest ¼ of the Southwest ¼, Section 32, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as granted and filed February 25, 2004, under Auditor's File Nos. 200402250152 and 200402250154, records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for the construction, placement, reconstruction, repair and maintenance of a retaining wall as granted and filed February 25, 2004, under Auditor's File No. 200402250153, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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