

After Recording Return To  
Grant B. Anderson  
Anderson Law & Escrow, PLLC  
3700 Pacific Hwy. E., Ste 301  
Fife, WA 98424



201212260207

Skagit County Auditor

12/26/2012 Page

1 of

5 4:04PM

LAND TITLE OF SKAGIT COUNTY

143195-0

### STATUTORY WARRANTY DEED

THE GRANTOR(S), <sup>SE 1/4</sup> ~~Saran & Brar, Inc.~~, a Washington corporation, for and in consideration of One Million Five Hundred ~~Sixty~~ <sup>Eight</sup> Thousand and NO/100 Dollars (\$1,560,000.00) and other good and valuable consideration paid, convey(s) and warrant(s) to Cheema Mart II, Inc., a Washington corporation, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 2, SP 90-33; Ptn NE 1/4, 19-35-4 E W.M. (full legal description as attached hereto as Exhibit "A" and by reference incorporated herein)

Tax Parcel No.: 350419-4-004-0002

SUBJECT TO: those permitted exceptions only as set forth on Exhibit "B" attached hereto and by reference incorporated herein.

DATED this 21<sup>st</sup> day of December, 2012.

Saran & Brar, Inc.

Harjinder Saran, President

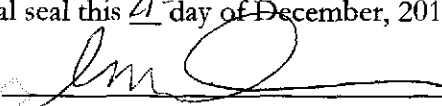
Approved and Accepted:  
Cheema Mart II, Inc.

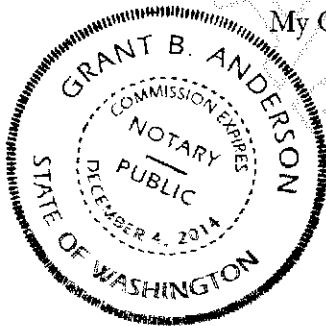
Harjinder S. Cheema, President

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

On this day personally appeared before me Harjinder Saran, to me known to be the President of Saran & Brar, Inc., the Washington corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal this 21<sup>st</sup> day of December, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC, in and for the State  
of Washington, residing at: Tacoma  
Print Name: Grant B. Anderson  
My Commission Expires: 12/04/14



2012 4/68  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 26 2012

Amount Paid \$ 28,200.00  
By MF Skagit Co. Treasurer  
Deputy



**Exhibit 'A'**  
**LEGAL DESCRIPTION**

Lot 2 of Skagit County Short Plat No. 90-33, approved January 14, 1991 and recorded January 14, 1991, under Auditor's File No. 9101140018 in Volume 9 of Short Plats, page 300, records of Skagit County, Washington; being a portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 19, Township 35 North, Range 4 East, W. M.

Situate in the County of Skagit, State of Washington.

*[Handwritten signature]*

*[Handwritten initials]*



Notes contained on the face of Short Plat No. 90-33, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. Zoning - C LI 10.000 SF min.;
3. Sewer Disposal - Whatcom Co. Dist. #12;
4. Water Supplied by Skagit Co. P.U.D.;
5. Floodplain Note: Buyer should be aware that this short subdivision is located in a floodplain and significant elevation may be required as permitted by Chapter 15.20 of the Skagit County Code. The drainage swale and retention/detention pond shall be maintained by the owners.

PROVISIONS AND CONDITIONS CONTAINED IN INSTRUMENT:

Recorded: September 30, 1991  
Auditor's No.: 9109300127  
As Follows:

"Grantee herein agrees to participate by paying 20% of maintenance costs required by regulatory agencies of a drainage system to be installed by the Grantee at Grantor's expense. Grantee agrees to obtain written approval from Grantor for costs exceeding \$10,000.00, or such shall be Grantees responsibility. Such systems will serve the entire short plat.

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Par Four Enterprises, L.L.C., a Washington Limited Liability  
Company  
And: North Cascade Petroleum, L.L.C., a Washington Limited  
Liability Company  
Dated: July 1, 2000  
Recorded: January 28, 2002  
Auditor's No.: 200201280202  
Regarding: Supply and Loan Agreement with North Cascade Petroleum  
LLC



201212260207  
Skagit County Auditor

**EXHIBIT "B"**

**Permitted Exceptions**

Rights of the following parties as tenants in possession on said premises, as disclosed by unrecorded leases:

- Ronald A. and Dorice E. Wolden/Subway
- Mocha Lisa/Sunrise Espresso
- Steven and Wendy Richeson/Pampered Pets and Grooming
- Knutzen Communication 2000, Inc./Nextel

**AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE TERMS AND CONDITIONS THEREOF:**

Between: Whatcom County Water District No. 12  
And: Dale Pierson, general partner of Pierson Associates, a limited partnership  
Dated: June 29, 1978  
Recorded: July 21, 1978  
Auditor's No.: 884000  
Regarding: Right to connect to districts sewer line

**AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE TERMS AND CONDITIONS THEREOF:**

Between: Whatcom County Water District No. 12  
And: Skagit County  
Dated: February 25, 1980  
Recorded: March 18, 1980  
Auditor's No.: 8003180022  
Regarding: For prior and future development of sewer line service.

Condemnation of access to State Highway No. 1 and of light, view and air by Decree to the State of Washington entered January 24, 1963 in Skagit County Superior Court Cause No. 26648.

