

When recorded return to:

Ginger Holdings, LLC
309 Pine Street
Mount Vernon, WA 98273



201301230073
Skagit County Auditor

1/23/2013 Page 1 of 3 12:14PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 144919-SE

Grantor: ACE PROPERTIES MANAGEMENT, LLC
Grantee: Ginger Holdings, Limited Liability Company

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR ACE PROPERTIES MANAGEMENT, 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 GINGER HOLDINGS, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lots 7 & 8, Blk C, Mt. Vernon Gates 1st & 2nd Add.

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. 144919-SE, as delineated in Exhibit "B" attached hereto and made part hereof.

Tax Parcel Number(s): 3700-029-008-0008, P52164

Dated JANUARY 18, 2013

ACE PROPERTIES MANAGEMENT, LLC

By: Dennis Alan Edmonds, Member
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By: Dianne Edmonds Goddard, Member

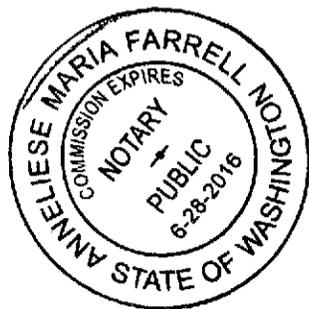
2013 220
JAN 23 2013

Amount Paid \$ 4198.68
STATE OF Washington Skagit Co. Treasurer }
County of Skagit By DF Deputy } SS:

I certify that I know or have satisfactory evidence Dennis Alan Edmonds and Dianne Edmonds Goddard are Goddard the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and are The Members of Ace Properties Management, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1/18/2013

[Signature]



Notary Public in and for the State of Washington
Residing at La Crosse
My appointment expires: 6/28/16

EXHIBIT A

Beginning at the intersection of the Northerly line of Pine Street with the Westerly line of Second Street in the City of Mount Vernon;
thence Westerly along the Northerly line of Pine Street, a distance of 65 feet to the true point of beginning of this description;
thence continue Westerly along the Northerly line of Pine Street 30 feet to the Easterly line of the alley as condemned by the City of Mount Vernon under Proceedings in Skagit County Superior Court Cause No. 8989;
thence Northerly along the Easterly line of said alley 71.7 feet;
thence Easterly parallel to the Northerly line of Pine Street 30 feet;
thence Southerly to the true point of beginning, known as the Westerly 30 feet of that portion of Lots 7 and 8, Block "C", "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, lying Easterly of the alley as condemned by the City of Mount Vernon, under Proceedings in Skagit County Superior Court Cause No. 8989,

EXCEPT the North 28.3 feet of said Lot 7.

TOGETHER WITH an easement for the installation, maintenance, repair, and replacement for water line and sewer line to be installed underground over, across and under the Northerly 6 feet of lot known as Lot 8, Block "C", "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington,

EXCEPT the Westerly 30 feet thereof with convenient and ready access thereto to carry out the purposes thereof.

TOGETHER WITH an easement to afford proper maintenance, repair and replacement of the East wall of the building on the above described premises over and across the Easterly 5 feet of the Westerly 35 feet of said lots known as Lots 7 and 8, Block "C", "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington,

EXCEPT the North 28.3 feet of said Lot 7.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: The right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line consisting of two metal I beams
Area Affected: To be attached to the Westerly side of the building
Dated: October 26, 1960
Recorded: October 27, 1960
Auditor's No.: 600293

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Mary Susan Chambers, Executrix of the Estate of Nellie G. Chambers, deceased
Purpose: For gas line and meter purposes
Area Affected: As the same now exists
Dated: January 8, 1971
Recorded: January 29, 1971
Auditor's No.: 748276



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