

When recorded return to:

Mount Vernon Liquor Center, L.L.C.  
Mount Vernon Chevron, L.L.C.  
486 Tyee Drive  
Point Roberts, WA 98281



201303190068  
Skagit County Auditor

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Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 144863-OE

Grantor: SYB HOLDING CO., INC. a Washington Corporation  
Grantee: Mount Vernon Liquor Center, L.L.C., a Washington limited liability company, Mount Vernon Chevron, L.L.C., a Washington limited liability company

LAND TITLE OF SKAGIT COUNTY

144863-OE

## Statutory Warranty Deed

THE GRANTOR SYB HOLDING CO., INC. a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Parcel A = MOUNT VERNON LIQUOR CENTER, L.L.C., a Washington State Limited Liability Company; and Parcel B = MOUNT VERNON CHEVRON, L.L.C., a Washington State Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4, 29-34-4 E W.M.

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. 144863-OE.

ALSO SUBJECT TO: That certain Deed of Trust in which the Grantor is SYB Holding Co., Inc., a Washington Corporation; Trustee is Westward Financial Services, Inc.; Beneficiary is Horizon Bank; dated January 13, 2006, recorded January 25, 2006, under Auditor's File No. 200601250091; current principal balance is \$525,002.86 which Grantor herein agrees to continue to pay per the terms and conditions therein.

Together with Assignment of Rents in which Assignor is SYB Holding Co., Inc., a Washington Corporation; Assignee is Horizon Bank; dated January 13, 2006, recorded January 25, 2006 under Auditor's File No. 200601250093.

Tax Parcel Number(s): 340429-3-020-0102, P28731, 340429-3-020-0201, P28732

Dated March 11, 2013

SYB HOLDING CO., INC. a Washington Corporation

By: M.B. Boulos, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013932

MAR 19 2013

Amount Paid \$17505.00

Skagit Co. Treasurer

By MB Deputy

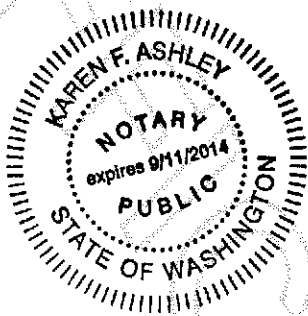
STATE OF Washington  
County of Skagit

}  
} SS:

I certify that I know or have satisfactory evidence M.B. Boulos

the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated He is  
authorized to execute the instrument and is The President  
of SYB Holding Co., Inc., a Washington Corporation  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 19th 2013



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2014



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## EXHIBIT A

### Schedule "A-1"

144863-OE

#### DESCRIPTION:

##### PARCEL "A":

That portion of the Southwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 50 feet Southeasterly (when measured radially) from Highway Engineer's Station F 9 2+00, as shown on Washington State Highway Department right of way map SR 5 MP222.08 to MP225.62, Johnson Road to Blackburn Street, Sheet 9 of 23 sheets, latest revision date September 10, 1971, said point being on a 250 foot radius curve concave to the Southeast, a radial at said point bearing South 74°58'06" East; thence Northerly along said curve 132.00 feet; thence South 45°07'01" East 145.49 feet to a point on the Northwesternly margin of the DL Ramp, as shown on said map; thence South 24°15'30" West 96.00 feet to a point 110 feet Northerly from (when measured at right angles to) Highway Engineer's Station A16+00; thence South 84°40'07" West 100.50 feet to a point 100 feet Northerly from (when measured at right angles to) Highway Engineer's Station A15+00; thence North 18°34'00" West 91.47 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

##### PARCEL "B":

That portion of the Southwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at a point 50 feet Southeasterly (when measured radially) from Highway Engineer's station F9 2+00 as shown on Washington State Highway Department right of way map SR5 MP222.08 to MP225.62, Johnson Road to Blackburn Street, sheet 9 of 23 sheets, latest revision date September 10, 1971, said point being on a 25 foot radius curve concave to the Southeast a radial at said point bearing South 74°58'06" East; thence Northerly along said curve 132.00 feet to the true point of beginning; thence South 45°07'01" East, 145.49 feet to a point on the Northwesternly margin of the DL ramp as shown on said map; thence North 24°15'30" East along said Northwesternly margin 256.63 feet to a point 250 feet Westerly (when measured radially) from station 67+00 on the centerline of said SR5; thence North 20°02'30" East 125.54 feet to a point 50 feet Southeasterly (when measured radially) from station F9 7+50 as shown on said map, said point being on a 500 foot radius curve concave to the Northwest, a radial at said point bearing North 58°44'02" West; thence Southerly along said curve 158.07 feet to a point 50 feet Southeasterly (when measured at right angles) from station F9 PC5+57.74; thence South 49°22'45" West 179.90 feet to a point 50 feet Southeasterly from station F9 PT3+79.85, said point being the point of curvature of a 250 foot radius curve to the left; thence Southerly along said curve 17.87 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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