

When recorded return to:

C70 LLC  
P.O. Box 836  
Mount Vernon, WA 98273

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 146127-SE

Grantor: Bescal Properties, LLC  
Grantee: C70 LLC, a limited liability company

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 2135  
JUN 07 2013

Amount Paid \$ 26,705.<sup>00</sup>  
By *JMM* Skagit Co. Treasurer Deputy



201306070106

Skagit County Auditor \$75.00  
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LAND TITLE OF SKAGIT COUNTY

146127-SE

Statutory Warranty Deed

THE GRANTOR BESCAL PROPERTIES, LLC, a Washington Limited Liability Company; and THOMAS L. ALLEN/DBA ALLEN CONSTRUCTION as to Parcel P80502 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to C70 LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lots 95 & 96, Parker Business Center, TGW Ptn William Way.

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. 146127-SE.

Tax Parcel Number(s): 4367-000-095-0005, P80455, 4367-000-096-0004, P80456, 4367-000-117-0702, P80502

Dated May 21, 2013

Bescal Properties, LLC

By: *[Signature]*  
Colonel F. Betz, Co-Manager

By: *[Signature]*  
Thomas Allen, Co-Manager

By: *[Signature]*  
James N. Scott, Co-Manager

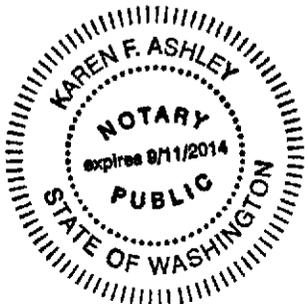
*[Signature]*  
DBA Allen Construction

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Colonel F. Betz 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 Co-Manager of Bescal Properties, LLC, a Washington limited liability co. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 30th 2013

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



## EXHIBIT A

### Parcel "A"

Lot 95, "PARKER BUSINESS CENTER," as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington;

TOGETHER WITH that portion of the South ½ of William Way abutting upon said Lot 95, as delineated on the face of said plat;

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

### Parcel "B"

Lot 96, "PARKER BUSINESS CENTER," as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington;

TOGETHER WITH that portion of the South ½ of William Way abutting upon said Lot 96, as delineated on the face of said plat;

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



Skagit County Auditor  
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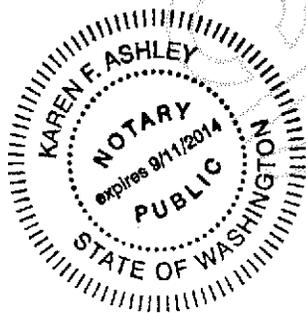
\$75.00

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas L. Allen/DBA Allen Construction the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 30th 2013

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



STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Thomas Allen 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 Co-Manager of Bescal Properties, LLC, a Washington limited liability co. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 30th 2013

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

