



201402140098

Skagit County Auditor

\$75.00

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When recorded return to:
Aviram Properties LLC
120 S. 15th Street, Suite A
Mount Vernon, WA 98274

Recorded at the request of:

File Number: A107043

Statutory Warranty Deed

THE GRANTOR Oates, Fite and Friedmeyer Development Co., a California general partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Aviram Properties, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 18, Township 34 North, Range 4 East; Ptn. NW - NE; (aka Ptn. of Tract A, Short Plat MV-18-76)

GUARDIAN NORTHWEST TITLE CO.

For Full Legal See Attached Exhibit "A"

A107043

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P26121, 340418-0-046-0309

Dated 2/03/2014

Oates, Fite and Friedmeyer Development Company

DB Fite

By: D. Bruce Fite, General Partner

2014 488
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 14 2014

Amount Paid \$ 12,999.00
Skagit Co. Treasurer
By *MF* Deputy

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that D. Bruce Fite is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the General Partner of Oates, Fite and Friedmeyer Development Company, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of _____

Residing at _____

My appointment expires: _____

Please see attached Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Sacramento)

On February 13th 2014 before me, Laura Olson, Notary Public
DATE INSERT NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, D. Bruce Fite

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Laura Olson (SEAL)
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Statutory Warranty Deed

DATE OF DOCUMENT 2/3/14 NUMBER OF PAGES 2

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

RIGHT THUMBPRINT

RIGHT THUMBPRINT



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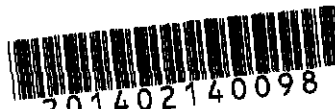
EXHIBIT A

Tract A, MOUNT VERNON SHORT PLAT NO. MV-18-76, approved April 23, 1976, and recorded in Volume 1 of Short Plat, page 124, under Auditor's File No. 833857, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter, Section 18, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the North 10 feet of said Tract as conveyed to Skagit County for street purposes by deed dated May 12, 1976, recorded May 12, 1976, under Auditor's File No. 834828, records of Skagit County, Washington.

AND EXCEPT that portion conveyed to the City of Mount Vernon for street purposes by deed recorded on September 11, 2000 under Auditor's File No. 200009110072.

AND EXCEPT that portion conveyed to LMC Properties, Inc., by Quit Claim Deed dated December 5, 2002, recorded January 16, 2003, under Auditor's File No. 200301160144.



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EXHIBIT B

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: October 13, 1954 and December 5, 1973
Auditor's No.: 507808 and 794153

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. MV-18-76
Recorded: April 26, 1976
Auditor's No.: 833857

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Dated: December 1, 2000
Recorded: December 11, 2000
Auditor's No.: 200012110161
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Massey Binding Site Plan
Recorded: June 14, 2000
Auditor's No.: 200006140161
Affects: (Show South Line of Real Estate Under Search)

E. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200301160144.



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