

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING



Skagit County Auditor \$74.00
3/4/2014 Page 1 of 3 3:51PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014690
MAR 04 2014

Amount Paid \$
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED

Grantor: O'Reilly Automotive Stores, Inc., a Missouri corporation
Grantee: O'Reilly Auto Enterprises, LLC a Delaware limited liability company

Abbreviated Legal Description:

Parcel A: Lots 10, 11, 12, Block 6, FIRST ADDITIONS TO THE CITY OF ANACORTES, according to plat of record in Vol. 1 of Plats, page 24, Skagit County, WA.

Parcel B: Lots 7, 8 and 9, Block 6, FIRST ADDITIONS TO THE CITY OF ANACORTES, according to plat of record in Vol. 1 of Plats, page 24, Skagit County, WA.

Parcel C: Lots 8, 9 and 10, Block 6, STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, according to plat of record in Vol. 2 of Plats, page 14, Skagit County, WA.

Assessor's Tax Parcel or Account No: P57204, P57203, P60434 and P60435

THE GRANTOR, O'Reilly Automotive Stores, Inc., a Missouri corporation, for and in consideration of Ten Dollars (\$10.00) and as a transferor to its wholly owned subsidiary without change of beneficial ownership, conveys and warrants to the GRANTEE, O'Reilly Auto Enterprises, LLC, a Delaware limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit "A".

Subject to easements, restrictions, reservations and conditions of record.

[SIGNATURE PAGE FOLLOWS]

Anacortes, WA #3986
2219 Commercial Ave
Skagit County
Legal Description

Parcel No. 3788-006-009-0000 Geo ID; 3788-006-012-0005 Geo ID; 3833-006-008-0006 Geo ID; 3833-006-010-0002 Geo ID; 57203; 57204; 60434; 60435

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 10, 11 AND 12, BLOCK 6, "FIRST ADDITION TO THE CITY OF ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOTS 7, 8 AND 9, BLOCK 6, "FIRST ADDITION TO THE CITY OF ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C:

LOTS 8, 9 AND 10, BLOCK 6, "STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO DESCRIBED AS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 6, FIRST ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 01°53'16" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE A DISTANCE OF 231.82 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 6, STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 88°07'54" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 22ND STREET A DISTANCE OF 89.90 FEET TO THE NORTHEAST CORNER OF LOT 8, BLOCK 6, OF SAID PLAT OF STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES; THENCE SOUTH 01°52'50" WEST A DISTANCE OF 231.84 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 6, OF SAID PLAT OF FIRST ADDITION TO THE CITY OF ANACORTES; THENCE NORTH 88°07'18" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 23RD STREET A DISTANCE OF 89.93 FEET TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 6, OF SAID PLAT OF FIRST ADDITION TO THE CITY OF ANACORTES AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 20,845 SQUARE FEET OR 0.479 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD.



201403040054

Dated: Effective January 1, 2014.

O'Reilly Automotive Stores, Inc.
a Missouri corporation

By: 

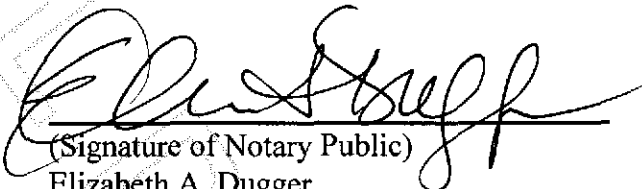
Name: Scott Kraus

Title: Vice President of Real Estate

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

I certify that I know or have satisfactory evidence that Scott Kraus is the person who appeared before me, and he/she acknowledged that he/she signed this instrument, on oath stated that he/she were authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

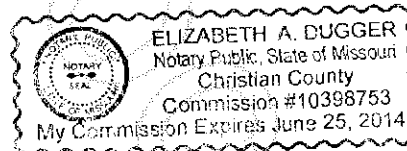
DATED: 12/27/13


(Signature of Notary Public)

Elizabeth A. Dugger

(Printed Name of Notary Public)

My Appointment expires June 25, 2014



Prepared by:
Robert L. Greene
O'Reilly Automotive, Inc.
233 S. Patterson
Springfield, MO 65802

