


When recorded return to:
Anter Enterprises, LLC
4839 Glenwood Avenue
Everett, WA 98203


201404090016
Skagit County Auditor
4/9/2014 Page 1 of 7 10:42AM \$78.00

Recorded at the request of:

File Number: 97503

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Douma Mt. Vernon, L.L.C., 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 Anter Enterprises, 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, Range 4; Ptn. NE SE

Tax Parcel Number(s): 8000-000-002-0001, P106654


Tract 2, of Binding Site Plan No. MV-3-94, BSP, approved October 21, 1994, and recorded October 21, 1994, under Auditor's File No. 9410210076, in Volume 11 of Short Plats, pages 130, 131 and 132, records of Skagit County, Washington, being a portion of the Northeast ¼ of the Southeast ¼ of Section 18, Township 34 North, Range 4 East, W.M.

TOGETHER WITH those certain easements for ingress, egress and parking as set forth in "Amendment and Clarification of Reciprocal Covenants and Agreements of Record", as recorded November 15, 1994, under Auditor's File No. 9411150041, and as set forth on the face of said Binding Site Plan.

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 per Exhibit "A" attached hereto

Dated 4/03/2014

Douma Mt. Vernon, L.L.C.


By: Herman Douma, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20141111
APR 09 2014

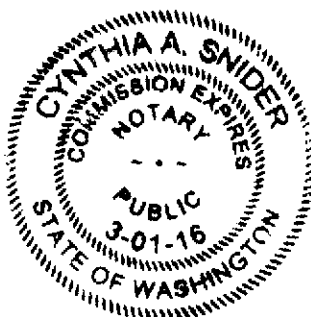
Amount Paid \$ 32,935.⁰⁰
Skagit Co. Treasurer
By *mam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Herman Douma is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Douma Mt. Vernon, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4.7.2014





Notary Public in and for the State of Washington
Residing at MOUNT VERNON, WA
My appointment expires: 3.1.16

Legal description

Tract 2, of Binding Site Plan No. MV-3-94, BSP, approved October 21, 1994, and recorded October 21, 1994, under Auditor's File No. 9410210076, in Volume 11 of Short Plats, pages 130, 131 and 132, records of Skagit County, Washington, being a portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M..

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EXCEPTIONS:

EXHIBIT A

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co., a Massachusetts Corporation
Recorded: March 27, 1946
Auditor's No.: 390035
Purpose: Electric Transmission Line
Area Affected: Access Easement Only

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

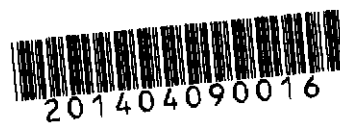
Grantee: State of Washington
Recorded: May 17, 1948
Auditor's No.: 418216
Purpose: Highway slopes and sidewalk areas
Area Affected:

A strip of land 7 feet wide, lying and being Westerly of, parallel with, adjacent and adjoining the Westerly right-of-way line of Primary State Highway No. 1, Burlington to Mount Vernon, situated in the South 10 rods of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., excepting therefrom all that portion of said strip of land that is occupied by buildings as of March 19, 1948, and except rights-of-way for State Highway and drainage ditches. (Affects Access Easement Only)

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

Recorded: September 16, 1954
Auditor's No.: 506540

D. The right to maintain a sewer line, together with rights of ingress and egress, over and across the North 15 feet of the West 84 feet of the East 709 feet of the South 10 rods of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 18, Township 34 North, Range 4 East, W.M., as granted to the City of Mount Vernon, Washington, a Municipal Corporation, by instrument dated March 14, 1958 and recorded June 26, 1958 under Auditor's File No. 567023. (Affects Access Easement Only)



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F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a Municipal Corporation
Recorded: June 26, 1958
Auditor's No.: 567025
Purpose: Sewer line, together with rights of ingress and egress
Area Affected:

The South ½ of the Northeast ¼ of the Southeast ¼ of Section 18, Township 34 North, Range 4 East, W.M., except the South 10 rods thereof, and except State Highway rights-of-way. The location of easement over and across the above described tract of land is more particularly described as follows:

The South 15 feet of the East ½ of the above described tract of land. The West 10 feet of the East ½ of the above described tract of land. The East 20 feet of the West ½ of the above described tract of land. (Affects Access Easement Only)

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Recorded: September 27, 1973
Auditor's No.: 791457
Purpose: Underground electric system
Area Affected:

Beginning at the 1/16th corner of the Northeast ¼ of the Southeast ¼ of Section 18, Township 34 North, Range 4 East, W.M., which is 100 feet East of Interstate 5, Highway Station 200+13.20; thence East along the centerline of SR-538 (College Way), 280 feet, more or less; thence South 40 feet to the South line of SR-538 (College Way), the true point of beginning; thence South 12°22'00" West, 832.72 feet, more or less, thence South 89°34'55" East, 300 feet to a Point "X"; thence North 0°25'02" West, 200 feet to its terminus. Beginning again at Point "X"; thence South 89°34'55" East, 510 feet, more or less; thence North 0°40'30" East, 180 feet to Point "Y"; thence South 88°43'58" West, 80 feet to its terminus. Beginning again at Point "Y"; thence North 88°43'58" East, 170 feet; thence North 0°40'30" East, 630 feet, more or less, to the South line of SR-538 (College Way), its terminus.

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: MV-11-79

Said matters include but are not limited to the following:

1. "An Easement is hereby reserved for and granted to the Puget Sound Power & Light Co., the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors and assigns, under and upon the exterior 7 feet of the front boundary lines of Parcels "A", "B-1", "B-2" and "C" abutting both College Way and Riverside Drive, and as shown hereon, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the Short Plat and other property, together with the right to enter upon the tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the Short Plat by the exercise of rights and privileges herein granted." (Affects Access Easement Only)



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I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Coast Development Co., Inc., Trustee
Recorded: May 1, 1973
Auditor's No.: 784369
Purpose: Ingress, egress, landscaping, signing and utility purposes
Area Affected: Access Easement Only

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: ABC-Pacific Corporation, a Washington corporation
Dated: May 1, 1986
Recorded: May 1, 1986
Auditor's No.: 8605010054
Purpose: Parking, utility, access and sign
Area Affected: Easterly 65 feet of the Southerly 140 feet of Parcel "B-1" of said Short Plat; and Easterly 230 feet of Parcel "B-1"; and the Northeast corner of Parcel "B-2"

The terms of said Easement were amended by an Agreement For Covenant recorded February 28, 1989 under Auditor's File No. 8902280049, between Marlo G. Hollander and Betty Jane Hollander, husband and wife, and Skagit County Title Company, a Washington corporation, doing business as First American Title Company of Skagit County.

The property subject to reciprocal parking rights was changed to the East 65 feet of the subject property, by deeds recorded April 19, 1989 under Auditor's File No. 8904190056 and August 5, 1994, under Auditor's File No. 9408050054.

K. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: August 21, 1986
Auditor's No.: 8608210078
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: North 10 feet of East 10 feet of West 65 feet of the subject property

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Dan Mitzel
And: City of Mount Vernon
Dated: November 4, 1986
Recorded: December 17, 1986
Auditor's No.: 8612170053
Regarding: Deferral by the City, requiring improvements in exchange for support on formation of future L.I.D.'s



M. DECLARATION OF RECIPROCAL TRAFFIC PARKING AND UTILITY COVENANT, AND THE TERMS AND CONDITIONS THEREOF:

Dated: April 8, 1988
Recorded: December 13, 1988
Auditor's No.: 8812130020

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: April 14, 1988
Recorded: April 26, 1988
Auditor's No.: 8804260077
Purpose: Ingress and egress
Area Affected: Access Easement Only

O. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: May 17, 1989
Recorded: June 7, 1989
Auditor's No.: 8906070006
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Access Easement Only

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RBB Properties, a Washington General Partnership
Dated: March 11, 1991
Recorded: April 29, 1991
Auditor's No.: 9104290029
Purpose: Ingress, egress and utilities
Area Affected: A 40 foot wide strip of land described as follows:

Beginning at the true point of beginning of the above described tract of land; thence South 89°35'30" West, along the South line of the above described tract of land, a distance of 295.04 feet; thence North 60°24'30" West, a distance of 39.99 feet; thence South 0°40'30" West, a distance of 20.00 feet; thence North 89°35'30" East, a distance of 9.09 feet; thence South 0°40'30" West, a distance of 30.89 feet; thence South 60°24'30" East, a distance of 18.24 feet; thence North 89°35'30" East, a distance of 694.93 feet to a point on the West right-of-way line of Riverside Drive; thence North 0°40'30" East, along the West right-of-way line of Riverside Drive, a distance of 40.01 feet; thence South 89°35'30" West, a distance of 389.94 feet to said true point of beginning. (Affects Access Easement Only)

Q. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING SITE PLAN:

Binding Site Plan No.: MV-3-94
Recorded: October 21, 1994
Auditor's No.: 9410210076



R. AMENDMENT AND CLARIFICATION OF RECIPROCAL COVENANTS AND AGREEMENTS OF RECORD AND THE TERMS AND CONDITIONS THEREOF:

Dated: November 14, 1994
Recorded: November 15, 1994
Auditor's No.: 9411150041
Between: Marlo G. Hollander and Betty J. Hollander, husband and wife and Skagit County Title, a Washington corporation doing business as First American Title of Skagit County

S. RESERVATION CONTAINED IN DEED:

Executed by: Marlo G. and Betty J. Hollander
Recorded: August 28, 1995
Auditor's No.: 9508280119
As Follows:

"The Grantor hereby reserves for the benefit of Tracts 2 and 3 of Binding Site Plan No. MV-3-94, BSP, the right to add signage, at the Grantor's expense, upon the pylon sign located in the Northwest area of said Tract 1. Said sign is referred in paragraph D, on page four and five of said "Amendment and Clarification of Reciprocal Covenants and Agreements of Record", recorded under Auditor's File No. 9411150041. The right add signage shall be subject to the proportional payments and reimbursement agreement to regard future maintenance or repair of said sign as set forth in said recorded document referenced above. It is the present intent of the Grantor to add a single 10 foot or two 5 foot high canisters to said sign directly below the prepost canister for tenants of the building located on Tract 2 of said Building Site Plan No. 3-94."



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