

After Recording Return To
Grant B. Anderson
Anderson Law & Escrow, PLLC
3700 Pacific Hwy. E., Ste 301
Fife, WA 98424



201407170051

Skagit County Auditor

\$75.00

7/17/2014 Page

1 of

4 12:04PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142535

JUL 17 2014

CHICAGO TITLE
620021507

Amount Paid \$ 42,369.00

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S), Bela Berghuys, also shown of record as Bela Wilhemina Anna Berghuys, as her separate estate for and in consideration of Two Million Three Hundred Eighty Thousand and NO/100 Dollars (\$2,380,000.00) and in **consideration of an I.R.C. Section 1031 Tax-Deferred Exchange** and other good and valuable consideration paid, convey(s) and warrant(s) to A & B Thandi, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: LOTS 1-17 Block: BLK 7 BEALE'S MAPLE GROVE TO ANACORTES (full legal description as attached hereto as Exhibit "A" and by reference incorporated herein)

Tax Parcel No.: P56613 / 3775-007-010-0000

SUBJECT TO: those permitted exceptions only as set forth on Exhibit "B" attached hereto and by reference incorporated herein.

DATED this 15th day of July, 2014.

Approved and Accepted:

A & B Thandi, LLC

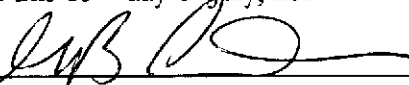
By: Balwinder Thandi
Balwinder Thandi, Managing Member

Bela Berghuys
Bela Berghuys

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Bela Burghuys to me known to be the individual described in and who executed the within foregoing instrument, and acknowledged that she signed as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 15th day of July, 2014.



NOTARY PUBLIC, in and for the State
of Washington, residing at: Tacoma
Print Name: Grant B. Anderson
My Commission Expires: 12/04/14

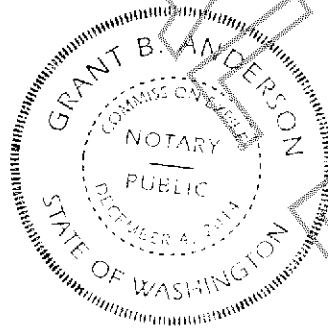


EXHIBIT "A"

Legal Description

The land referred to in this Commitment is described as follows:

Lots 1 through 10, inclusive, Block 7, BEALE'S MAPLE-GROVE ADDITION TO ANACORTES, as plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

Situated in Skagit County, Washington



EXHIBIT "B"

Permitted Exceptions

1. Restriction and covenant contained in Property Use and Development Agreement contained in Ordinance No. 1829, recorded under Auditor's File No. 8007280001, records of Skagit County, Washington, by and between Cornelia J. Huscher and the City of Anacortes, a municipal corporation as follows:

NOW, THEREFORE, Owner does hereby covenant, bargain and agree on behalf of herself, her heirs, successors, and assigns as follows:

Should her petition be granted and said property be rezoned from RH2A, Residential High Density Two A District, to Commercial District, owner shall not allow any other liquor license classification other than (a) restaurant or dining place - beer on premises and/or (c) wine on premises license.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV Inc.

Purpose: Broadband communications system

Recording Date: October 8, 2009

Recording No.: 200910080070

3. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.

4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2014

Tax Account No.: P56613 / 3775-007-010-0000

Tax Code/Located In: 0900

Assessed Value: \$1,467,100.00

General and Special Taxes: Billed: \$13,740.90, Full Year

Paid: \$6,870.47

Unpaid: \$6,870.43

