



201411100100

When recorded return to:
Skagit County, a political subdivision of the State of Washington
1800 Continental Place
Mount Vernon, WA 98273

Skagit County Auditor \$74.00
11/10/2014 Page 1 of 3 2:06PM

Recorded at the request of:

File Number: 106888

Statutory Warranty Deed

106888
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR COLCO, LLC, 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 Skagit County, a political subdivision of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 32, Township 34 North, Range 4 East; Ptn. SW - NW (aka Lots 1, 4, & 6 Western Peterbilt BSP L99-0003)

Tax Parcel Number(s): P119262, 8040-000-001-0000, P119265, 8040-000-004-0000, P119267, 8040-000-006-0000

Lots 1, 4 and 6 of "Western Peterbilt Binding Site Plan L99-0003", approved June 5, 2002 and recorded July 1, 2002, as Skagit County Auditor's File No. 200207010180; being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M..

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 Nov. 7, 2014

20144243
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

COLCO, LLC

[Signature] Manager
By: Vernon C. Bennett, Manager

NOV 10 2014

Amount Paid \$ 26032.02
Skagit Co. Treasurer
By NF Deputy

STATE OF Washington
COUNTY OF King SS:

I certify that I know or have satisfactory evidence that Vernon C. Bennett is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Manager of Colco, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 7, 2014

[Signature]

Notary Public in and for the State of Washington
Residing at Washington King County
My appointment expires: July 28, 2018

Notary Public
State of Washington
DIANA L. BENDICKSON
My Commission Expires
July 28, 2018

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: December 18, 1924
Recorded: January 12, 1925
Auditor's No.: 180102
Purpose: Right to enter said premises to operate, maintain and 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
Area Affected: Subject property

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

Recorded: April 14, 1953
Auditor's No.: 487106

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The City of Mount Vernon, Washington
Dated: October 9, 2010
Recorded: July 10, 2001
Auditor's No.: 200107100051
Purpose: Right to construct, maintain, replace, etc., sanitary sewage facilities, drainage facilities and/or telecommunication facilities, etc.
Area Affected: Affects Lots 1 - 4

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County Washington, a Municipal corporation
Dated: May 19, 1998
Recorded: May 27, 1998
Auditor's No.: 9805270084
Purpose: Water pipe line easement
Area Affected: Affects Lots 1 - 4

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Binding Site Plan, L99-0003
Recorded: July 1, 2002
Auditor's No.: 200207010180

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: July 22, 1997
Auditor's No.: 9707220041

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 1, 2002
Auditor's No.: 200207010181
Regarding: Protected Critical Area Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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