



201411200031

Skagit County Auditor

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RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

CYNTHIA L. RERUCHA, ESQ.  
SHUMAKER, LOOP & KENDRICK, LLP  
1000 JACKSON STREET  
TOLEDO, OHIO 43604-5573

**CHICAGO TITLE**  
**620022320**

**STATUTORY WARRANTY DEED**

RECORDING NOS. OF  
DOCUMENTS:

GRANTOR(s):

\_\_\_\_\_  
WATSON PROPERTIES, A LIMITED PARTNERSHIP,  
a Washington limited partnership

GRANTEE(s):

HEALTH CARE REIT, INC.,  
a Delaware corporation

ABBREVIATED LEGAL  
DESCRIPTION(s):

Lot(s): LOTS 28 AND 29 HERITAGE SQUARE AND  
LOT 2 MIRA VISTA, INC.

Additional legal description is on Exhibit A of this  
document.

ASSESSOR'S TAX ACCOUNT  
PARCEL NUMBER(s):

P81470/4400-000-028-0006, P81471/4400-000-029-0005  
and P83258/4479-000-002-0002

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(Space Above This Line for Recorder's Use Only)

### STATUTORY WARRANTY DEED

The undersigned Grantor, **WATSON PROPERTIES, a Limited Partnership**, a Washington limited partnership, for and in consideration of One and 00/100 Dollars (\$1.00) and other valuable consideration in hand paid, conveys and warrants to **HEALTH CARE REIT, INC.**, a Delaware corporation, effective as of the date hereof, the real property in Skagit County, State of Washington, described in **EXHIBIT A** attached hereto and incorporated herein by this reference, subject to those liens, charges and encumbrances described in **EXHIBIT B** attached hereto and incorporated herein by this reference.

[THE FOLLOWING PAGE IS THE SIGNATURE PAGE]

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20144388

NOV 20 2014

Amount Paid \$ 453,905.00  
Skagit Co. Treasurer  
By MF Deputy



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Grantor has caused this Statutory Warranty Deed to be duly executed as of this 14 day of November, 2014.

**WATSON PROPERTIES, A LIMITED PARTNERSHIP,  
a Washington limited partnership**

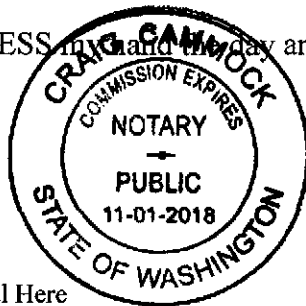
By: Mountain Glen Management, LLC,  
a Washington limited liability company  
Its: General Partner

By: [Signature]  
Bradley W. Watson  
Its: Sole member

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 14 day of November, 2014, before me the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared to me BRADLEY W. WATSON, to me known to be the sole member of Mountain Glen Management, LLC, a Washington limited liability company, as general partner of WATSON PROPERTIES, a Limited Partnership, a Washington limited partnership that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said party for the uses and purposes therein mentioned, and on oath stated that it was authorized to execute the said instrument.

WITNESS my hand and the day and year first above written.



Place Notary Seal Here

[Signature]  
Notary Public in and for the State of Washington,  
residing at 1121 Vernon WA  
My Commission Expires: 11-1-18  
Printed Name: Craig Cammock



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**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL A:**

Lots 28 and 29, HERITAGE SQUARE, according to the plat thereof, recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington.

**PARCEL A1:**

An exclusive easement for ingress, egress and utilities over and across the west 30 feet of Lots 26 and 27, HERITAGE SQUARE, according to the plat thereof, recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington, as created by and pursuant to those certain Easement Agreements recorded under Recording Nos. 9603270083 and 9603290100.

**PARCEL B:**

Lot 2, MIRA VISTA, INC., according to the plat thereof, recorded in Volume 14 of Plats, page 16, records of Skagit County, Washington.

Situated in Skagit County, Washington



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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. MV-8-81:

Recording No.: 8106090047

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. MV-2-82:

Recording No.: 8204210024

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on HERITAGE SQUARE:

Recording No.: 7905240029

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on MIRA VISTA, INC.:

Recording No.: 8512300041



5. Covenants and restrictions contained in Standard Participation Contract by and between the City of Mount Vernon and Mount Vernon Investors, Ltd.:

Recorded: May 26, 1987  
Auditor's No.: 8705260043, records of Skagit County, Washington  
Affects: Parcel B

6. Agreement, including the terms and conditions thereof, entered into:

By: City of Mount Vernon  
And Between: Mount Vernon, Investors, Inc.  
Recorded: October 14, 1991  
Auditor's No.: 9110140030, records of Skagit County, Washington  
Providing: A Standard Participation Contract for sewer connection charge

7. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: November 19, 1991  
Auditor's No.: 9111190068, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

8. Agreement, including the terms and conditions thereof, entered into:

By: Allot Properties  
And Between: Watson Properties, LP  
Recorded: March 27, 1996  
Auditor's No.: 9603270083, records of Skagit County, Washington  
Providing: A beneficial easement with related provisions and conditions

9. Agreement, including the terms and conditions thereof, entered into:

By: Duane Loving and wife  
And Between: Watson Properties, LP  
Recorded: March 29, 1996  
Auditor's No.: 9603290100, records of Skagit County, Washington  
Providing: A beneficial easement with related provisions and conditions

10. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: October 26, 2001  
Auditor's No.: 200110260057, records of Skagit County, Washington  
In favor of: TCI Cablevision of Washington  
For: Installation and maintenance of wiring and cabling



11. 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: May 23, 2008  
Recording No: 200805230080

12. Rights or claims of parties in possession, as residents only, with no purchase options and no rights of first refusal.
13. Matters disclosed by ALTA Survey prepared by Apex Engineering dated September 26, 2014, last revised on November 4, 2014, File No. 32786, as follows:

Building encroaches over two recorded utility easements, Recording Numbers 8512300041 and 9111190068.



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