



201505040112

Skagit County Auditor

\$74.00

5/4/2015 Page

1 of

3 3:58PM

When recorded return to:
Kelly McCullum
5838 E. Greenlake Way N.
Seattle, WA 98103

Recorded at the request of:
Guardian Northwest Title
File Number: A108066

Statutory Warranty Deed

A108066

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR City Comforts, Inc., a Washington Corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Kelly McCullum, an unmarried man** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 5, Township 34 North, Range 4 East, W.M., Lot 5 of Fred Meyer Retail Store Binding Site Plan in SW NW

Tax Parcel Number(s): P104518, 8013-000-005-0000

Lot 5, "FRED MEYER RETAIL STORE BINDING SITE PLAN", approved December 29, 1993 and recorded January 10, 1994, under Auditor's File No. 9401100038, Volume 11 of Short Plats, pages 41-48, inclusive, as Amended by document recorded November 3, 1997, as Auditor's File No. 9711030141, in Book 13 of Short Plats, page 57, records of Skagit County, Washington; being a portion of the Southwest ¼ of the Northwest ¼ of Section 5, 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 but not limited to those set forth on Exhibit "A" attached, and those shown on any recorded plat or survey.

Dated 4/23/2015

City Comforts, Inc.

By: David M. Sucher, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151541

MAY 04 2015

Amount Paid \$10,634.60

Skagit Co. Treasurer

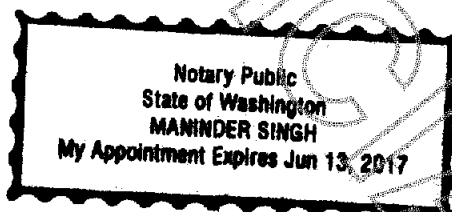
By *man* Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that David M. Sucher is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of City Comforts, Inc., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5/9/15

[Signature]



Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: June 13, 2015

EXHIBIT A

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: September 10, 1993
Auditor's No.: 9309100062
Executed By: Roundup Co., a Washington Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: January 5, 1995
Recorded: October 16, 1996
Auditor's No.: 9610160077

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Burlington
And: Fred Meyer/Roundup Company
Dated: November 23, 1994
Recorded: November 30, 1994
Auditor's No.: 9411300063
Regarding: Sewer Fees

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Fred Meyer Retail Store Binding Site Plan
Recorded: January 10, 1994
Auditor's No.: 9401100038

Said Binding Site Plan was amended by a document recorded November 3, 1997 as Auditor's File No. 9711030141; reference is hereby made to the record for the specifics of said amendment.

Said Binding Site Plan was further amended to eliminate some Public Utility District Easements by Deed recorded July 31, 2008 as Auditor's File No. 200807310109.