

Skagit County Auditor  
5/20/2015 Page

1 of

\$76.00  
5 3:57PM

**RECORDING REQUESTED BY AND  
AFTER RECORDING MAIL TO:**

First American Title Insurance Company  
ATTN: Pam Callahan  
818 Stewart Street, Suite 800  
Seattle, WA 98101

**Document Title(s):** (or transactions contained therein)

Special Warranty Deed

**Reference:** Recording Number N/A

**Grantor:**

Development Services Of America, Inc.

**Grantee:**

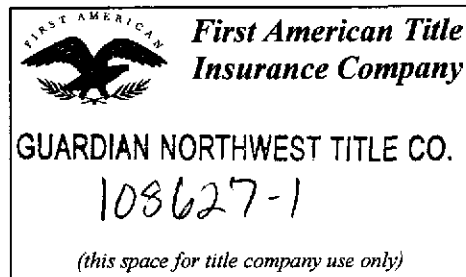
1102 Commercial LLC

Abbreviated Legal

LOTS 1 - 10, BLOCK 40, ANACORTES

**Assessor's Property Tax Parcel/Account Number:**

**PARCEL NO.:** P55107, 3772-040-010-0004



WHEN RECORDED MAIL THIS  
SPECIAL WARRANTY DEED TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Space Above for Recorder's Use)

**SPECIAL WARRANTY DEED**

**DEVELOPMENT SERVICES OF AMERICA, INC.**, a Delaware corporation, who acquired title as Tradewell Group, Inc. dba Developmental Services of America, a Washington corporation ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid to Grantor by **1102 COMMERCIAL LLC**, a Washington limited liability company ("Grantee"), and other good and valuable consideration (and as part of a §1031 tax deferred exchange transaction), the receipt and sufficiency of which consideration are hereby acknowledged, hereby conveys and specially warrants to Grantee all that certain land situated in Skagit County, Washington, and described on Exhibit "A" attached hereto and made a part hereof for all purposes ("Property").

SUBJECT TO the Permitted Exceptions listed in Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anyway belonging to Grantor, unto Grantee, its successors and assigns forever, subject to the matters herein stated.

GRANTOR HEREBY binds itself and its successors and assigns to warrant and defend the title against all acts of the Grantor, and none other, subject to the matters above set forth.

EXECUTED as of the 19 day of May, 2015.

GRANTOR:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20151811  
MAY 20 2015

DEVELOPMENT SERVICES OF AMERICA, INC.,  
A Delaware corporation

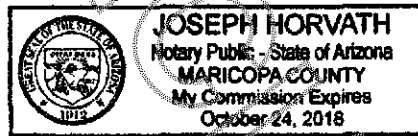
By: [Signature]  
Title: President and CEO

Amount Paid \$22,255.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF ARIZONA       )  
                                      )ss.  
County of Maricopa       )

On May 19, 2015, before me, a Notary Public in and for said state, personally appeared RICHARD WILSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]  
Notary Public in and for said State

**EXHIBIT "A"**

**Legal Description**

LOTS 1 THROUGH 10, BLOCK 40, MAP OF THE CITY OF ANACORTES,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS,  
PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**EXHIBIT "B"**

**Permitted Exceptions**

- (a) Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Duncanson Company, Inc. on December 22, 2014, last revised December 29, 2014, designated Job Number 08084:
- (A) Architectural detailing on the north side of the building located in the northwesterly corner of the subject property extends into 11th Street right-of-way from 1.7' to 6.3';
  - (B) Architectural detailing on the west side of the building located in the northwesterly corner of the subject property extends into "O" Avenue right-of-way from 0.5' to 4.2';
  - (C) Northwesterly corner of the building extends outside boundary lines by 0.3' to the south and 0.2' to the west;
  - (D) Gas meter on the south side of the building located in the northwesterly corner of the subject property extends outside the boundary line to the south by 1.0' into the alley;
  - (E) Southwesterly corner of the building located in the northwesterly corner of the subject property extends south of the boundary line by 0.1' into the alley;
- (b) 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:          | Survey       |
| Recorded:      | May 23, 2008 |
| Auditor's No.: | 200805230014 |
- (c) Matters that would be revealed by an inspection of the Property;
- (d) The lien of real estate taxes for the current year not yet due and payable;
- (e) Violation or enforcement of any laws, regulations, ordinances, codes and governmental requirements, including building or use restrictions and zoning ordinances and regulations;
- (f) Rights reserved in federal patents or state deeds, if any;
- (g) Existing easements and matters of record; and
- (h) All leases affecting the Property.