

When recorded return to:
TJ Office Condo, LLC
3705 N. Woodland Dr
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 110077



201510050132
Skagit County Auditor
10/5/2015 Page 1 of 3 3:48PM \$74.00

Statutory Warranty Deed

110077
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Smiley Properties, L.L.C., 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 TJ Office Condo, LLC the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 1934, Bldg B, Smiley-Gubrud Retail Center Condominium, Auditor's File No.
9708180069

Tax Parcel Number(s): P111822, 4697-000-003-0000

Unit 1934, Building B of Smiley-Gubrud Retail Center Condominium, according to the Declaration thereof, recorded on August 18, 1997, under Skagit County Auditor's File Number 9708180069, and any amendments thereto, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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 10-5-15

Smiley Properties, LLC

V. Ruth Smiley

By: V. Ruth Smiley, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154079
OCT 05 2015

Amount Paid \$ 5,919.05

Skagit Co. Treasurer
Deputy

By *MG*

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that V. Ruth Smiley is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Authorized Agent of Smiley Properties, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/5/15

Katie Sander

Katie Hickok Sander

Notary Public in and for the State of Washington

Residing at Mount Vernon, Washington

My appointment expires: 10-23-19

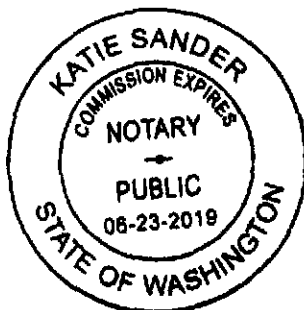


Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Geoffrey A. Goldfinch and Carlene A. Goldfinch
Recorded: December 11, 1989
Auditor's No. 8912110051
Purpose: Construction of sewer line service, together with the right to maintain, repair and replace said sewer line
Area Affected: East 20 feet of subject plat/condominium

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: April 29, 1991
Auditor's No. 9104290055
Purpose: Highway slopes and/or embankment
Area Affected: North 10 feet of the subject plat/condominium

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: Grace Moore
Dated: March 5, 1986
Recorded: April 3, 1986
Auditor's No.: 8604030038
Regarding: Sidewalks, curbs, gutters, storm drainage, street lighting, pavement, etc.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: June 17, 1991
Auditor's No. 9106170095
Purpose: Constructing and maintaining highway slopes
Area Affected: All that portion lying Northerly of a line drawn parallel with and 50 feet Southerly of, when measured at right angles to, the SR 538 survey line of SR 538, Jct. SR 5 to LaVenture Road.

E. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

F. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: August 18, 1997
Auditor's File No.: 9708180069

Including the right of the declarant to withdraw portions of the common elements and/or to encumber any portion of said common elements.

G. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

H. 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: Smiley-Gubrud Retail Center Condominium
Recorded: August 18, 1997
Auditor's No.: 9708180068

I. Restrictions contained in the Declaration of Condominium, allowing the Association of Apartment Owners or its designee the right of first refusal on the sale of said unit. Proof of compliance and acceptance by said association must be furnished.

J. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Smiley-Gubrud Retail Center Condominium, or any amendment thereto or under the by-laws adopted pursuant to said Declaration.

K. TERMS AND CONDITIONS OF COVENANT NOT TO COMPETE:

Dated: May 1, 1997
Recorded: June 3, 1997
Auditor's No.: 9706030055