



201511240048

Skagit County Auditor \$78.00  
11/24/2015 Page 1 of 6 2:23PM

**RETURN ADDRESS:**  
Louis J. Verde  
Verde, Steinberg & Pontell, LLC  
Court Plaza East  
19 Main Street  
Hackensack, New Jersey 07601

GUARDIAN NORTHWEST TITLE CO.

109807

**STATUTORY WARRANTY DEED**

GRANTOR: STEIN FAMILY LIMITED PARTNERSHIP  
GRANTEE: ROCAR SEDRO-WOOLLEY, LLC  
ABBREVIATED LEGAL DESCRIPTION: South 1/2 of Block 8 West Addn. to Woolley  
ASSESSOR'S TAX PARCEL NO.: P77397, 4176-008-020-0009

1ST AM NLS-743790-WA1

THE GRANTOR, STEIN FAMILY LIMITED PARTNERSHIP, a Washington limited partnership, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, conveys, sells and warrants to the Grantee, ROCAR SEDRO-WOOLLEY, LLC, a Delaware limited liability company, all right, title and interest in and to the real property, situated in Skagit County, Washington, as more particularly described as follows:

THE SOUTH 1/2 OF BLOCK 8, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON. SAID SOUTH 1/2 CONSISTS OF LOTS 13 THROUGH 24.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 4774  
NOV 24 2015

- 1 -

1184356.01

Amount Paid \$ 115,705.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

UNRECORDED  
TOGETHER WITH THE NORTH 15 FEET OF HARRISON STREET ADJACENT  
THERETO AS VACATED BY CITY ORDINANCE NO. 1285-97, RECORDED  
UNDER AUDITOR'S FILE NO. 9802200031.

EXCEPTING THEREFROM THAT PORTION OF LOT 13 CONVEYED TO THE  
STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 1-A AND 1-  
F, SEDRO-WOOLLEY VICINITY, BY DEEDS RECORDED APRIL 14, 1956,  
UNDER AUDITOR'S FILE NO. 516234, AND MAY 27, 1955, UNDER AUDITOR'S  
FILE NO. 518491.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED 2 PARCELS FOR  
RIGHT-OF-WAY DEDICATIONS ON HARRISON STREET AS RECORDED  
UNDER AUDITOR'S FILE NO. 200710100079.

1.) A PORTION OF LOT 24, SOUTH ½ OF BLOCK 8, "WEST ADDITION TO THE  
TOWN OF WOOLLEY, SKAGIT COUNTY, WASH.", AS DEPICTED AND  
RECORDED IN VOLUME 2, PAGE 89 OF SKAGIT COUNTY PLATS, AND OF THE  
VACATED NORTH 15 FEET OF HARRISON STREET AS DESCRIBED IN CITY  
ORDINANCE 1285-97 RECORDED UNDER AUDITOR'S FILE NO. 9802200031.  
SAID PARCEL IS WITHIN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF  
SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AND IS DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE SOUTH  
01°16'33" WEST ALONG THE WEST LINE OF SAID VACATED NORTH 15 FEET  
A DISTANCE OF 15 FEET TO THE TRUE POINT OF BEGINNING; THENCE  
SOUTH 88°43'27" EAST ALONG THE SOUTH LINE OF SAID VACATED NORTH  
15 FEET A DISTANCE OF 30.00 FEET; THENCE NORTH 43°43'27" WEST A  
DISTANCE OF 42.43 FEET TO AN INTERSECTION WITH THE WEST LINE OF  
SAID LOT 24; THENCE SOUTH 01°16'33" WEST ALONG SAID WEST LINE AND  
ALONG THE WEST LINE OF SAID VACATED 15 FEET A DISTANCE OF 30.00  
FEET TO THE TRUE POINT OF BEGINNING.

2.) A PORTION OF THE VACATED NORTH 15 FEET OF HARRISON STREET  
VACATED IN CITY ORDINANCE 1285-97 AND RECORDED UNDER AUDITOR'S  
FILE NO. 9802200031. HARRISON STREET LIES SOUTH OF THE SOUTH ½  
BLOCK 8, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY,  
WASH.", AS RECORDED IN VOLUME 2, PAGE 89 OF SKAGIT COUNTY PLATS,  
SAID PLAT IS WITHIN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF  
SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.. SAID PORTION OF  
THE VACATED NORTH 15 FEET IS DESCRIBED AS FOLLOWS:



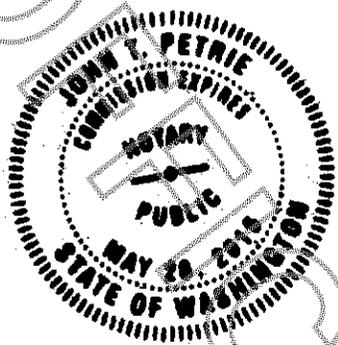
Witness my hand and official seal, this 20<sup>th</sup> day of November, 2015.



(Signature of Notary)

John T. Petrie

(Print or stamp name of Notary)



NOTARY PUBLIC in and for the State  
of Washington, residing at Mercer Island  
My Appointment Expires: May 2016

EXHIBIT A  
TITLE EXCEPTIONS

1. General Taxes for subsequent years, a lien not yet due or payable.
2. Municipal assessments, levied by the City of Sedro Woolley. None currently due.
3. Memorandum of Lease and the Terms and Provisions thereof:

Lessor: Sedro Woolley Properties, LLC, a Washington limited liability company  
Lessee: Walgreen Co., an Illinois corporation  
Dated: October 20, 2006  
Recorded: October 24, 2006  
Auditor's No.: 200610240155

4. 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 Gregory A. Clark for Commercial Due Diligence Services on October 09, 2015, last revised October 19, 2015, designated Job Number 15-09-01539:

(A) Trash enclosure at the northwest side of the subject building lies over the northern boundary onto lands of others by an undisclosed distance.

5. Reservation Contained in Instrument.

Executed by: City of Sedro-Woolley  
Recorded: February 20, 1998  
Auditor's No.: 9802200031  
As Follows:

That an easement is reserved and retained over, across, and under the entire vacated area for utility services, including but not limited to sewer, water, telephone, electrical, gas and any other services installed or permitted by the City of Sedro-Woolley by permit, franchise, or otherwise; and no building or other structure shall be erected or placed thereon without the prior written approval of the City of Sedro-Woolley or the appropriate designated official thereof.  
(Affects vacated Harrison)

6. 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: ALTA/ACSM Survey

Recorded: November 8, 2007

Auditor's No.: 200711090137

Said matters were updated by an amended survey recorded as Auditor's File No. 200801230014.

7. Easement, Including Terms and Provisions thereof:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: May 18, 2007

Recorded: June 18, 2007

Auditor's No.: 200706180164

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity...."

Area Affected: A strip of land 10 feet in width, as now constructed, to be constructed, extended or relocated...generally located

along the Easterly line of the property