

When recorded return to:
JD MT BAKER PLAZA LLC
55 Woodhove Place
Woodway, WA 98020

Recorded at the request of:
Guardian Northwest Title
File Number: 112868



201701040062

Skagit County Auditor

\$76.00

1/4/2017 Page

1 of

3 2:10PM

Statutory Warranty Deed

112868

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR KKAR Enterprises, LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** and as part of an I.R.C. Section 1031 Tax-Deferred Exchange in hand paid, conveys and warrants to **JD MT BAKER PLAZA LLC, A WA LIMITED LIABILITY COMPANY** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 17, Township 34 North, Range 4 East, NW SW (aka Tract A SP MV-6-79)

Tax Parcel Number(s): **P25990, 340417-3-008-0003**

Tract "A" of Mount Vernon Short Plat No. MV-6-79, approved July 27, 1979, and recorded July 30, 1979, in Volume 3 of Short Plats, pages 149 and 150, under Auditor's File No. 7907300028, being a portion of the South ½ of the Northwest ¼ of the Southwest ¼ of Section 17, 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 those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated 1-3-17

201724
JAN 04 2017

KKAR Enterprises LLC

By: James Grenz, Managing Member

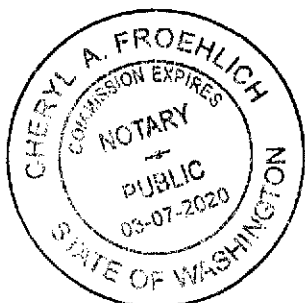
Amount Paid \$ 54,562.00
Skagit Co. Treasurer
By Tram Deputy

By: W. Kay Grenz, Managing Member

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James Grenz and W. Grenz is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Managing Members of KKAR Enterprises LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-3-17



Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 3/7/20

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Massachusetts corporation
Recorded: August 28, 1924
Auditor's No. 176764
Purpose: Transmission Line
Area Affected: Southeasterly portion of the property herein described

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: December 17, 1947
Auditor's No. 412320
Purpose: Constructing, installing, locating and/or maintaining highway slopes, sidewalks, sidewalk areas and/or poles in excavations and/or embankments
Area Affected: West 7 feet

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a municipal corporation
Recorded: June 26, 1958
Auditor's No. 567033
Purpose: To lay, maintain, operate, relay and remove at any time a sewer pipe or pipes, line or lines for the transportation of sewage, and if necessary to erect, maintain, and operate said lines, with right of ingress and egress to and from the same
Area Affected: Southerly 20 feet

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Recorded: May 8, 1979
Auditor's No. 7905080019
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Area Affected: Exact location not disclosed or record

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat No. MV-6-79
Recorded: July 30, 1979
Auditor's No.: 7907300028

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: James H. Grenz and W. Kay Grenz, husband and wife
And: Robert A. Herman and Helen G. Herman, husband and wife
Dated: September 18, 1996
Recorded: September 23, 1996
Auditor's No.: 9609230096
Regarding: Sewer Easement

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 26, 1998
Auditor's No.: 9806260116
Regarding: Rezoning

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.