



201709260034

When recorded return to:

The Diener - Evans Trust dated February 5, 2008
1455 Yacht Haven Road
Friday Harbor, WA 98250

Skagit County Auditor

\$76.00

9/26/2017 Page

1 of

3 1:22PM

Recorded at the request of:

Guardian Northwest Title

File Number: 114576

Statutory Warranty Deed

114676

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR HP Market Street, LLC, 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 Douglas R. Diener and Retha C. Evans, as Trustees of THE DIENER-EVANS TRUST, dated February 5, 2008 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 18, Township 34 North, Range 4 East, Ptn. NE 1/4 (aka Lot 4, Binding Site Plan
#MV-1-94 BSP)

Tax Parcel Number(s): P107492, 8005-000-004-0003

Lot 4 of the City of Mount Vernon Binding Site Plan No. MV-1-94 BSP, approved May 31, 1994, and recorded May 31, 1994 under Auditor's File No. 9405310129, in Volume 11 of Short Plats, page 77 to 81, inclusive, records of Skagit County, Washington; EXCEPT the North 100 feet of said Lot 4, being a portion of the Northeast 1/4 of Section 18, 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 described in Exhibit "A" attached hereto

Dated 9-21-17

HP Market Street LLC

Dean A. Smiley
By: Dean Smiley, Managing Member

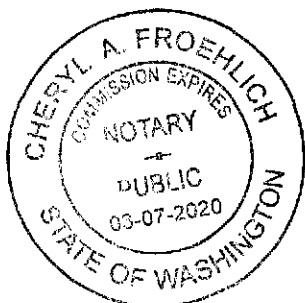
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174531
SEP 26 2017

Amount Paid \$ 16,445.00
By MA Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dean Smiley is the person before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of HP Market Street LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Date: 9-21-17

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

Order No:

EXHIBIT "A"

A. 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: Binding Site Plan #MV-1-94 BSP
Recorded: May 31, 1994
Auditor's No: 9405310129

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 9, 1994
Recorded: October 3, 1994
Auditor's No: 9410030099
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location:

A 10 foot wide strip, the exact location of which is not disclosed. Being described "as constructed or to be Constructed".

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

Dated: March 2, 1995
Recorded: March 8, 1995
Auditor's No: 9503080064
Executed by: Safeway, Inc., a Delaware Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: October 16, 1995
Recorded: October 19, 1995
Auditor's No: 9510190001

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: September 12, 1996
Recorded: September 23, 1996
Auditor's No: 9609230087

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 19, 1997
Recorded: March 20, 1997
Auditor's No: 9703200098

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: July 8, 1997
Recorded: July 11, 1997
Auditor's No: 9707110082

Order No:

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

Dated: February 7, 1997
Recorded: March 13, 1997
Auditor's No: 9703130116
Executed by: Safeway, Inc.

E. COVENANTS, CONDITIONS AND RESTRICTION CONTAINED IN MEMORANDUM OF LEASE, AND THE TERMS AND PROVISIONS THEREOF:

Lessor: 42nd/Geary Partners, L.P.
Lessee: Office Depot, Inc.
Dated: August 26, 1997
Recorded: December 2, 1997
Auditor's No: 9712020001

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Dated: July 16, 2004
Recorded: July 20, 2004
Auditor's No.: 200407200103
Purpose: Sidewalk and utility purposes and facilities as set forth therein

G. 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: Record of Survey
Recorded: August 10, 2004
Auditor's No.: 200408100058