



201808310202

08/31/2018 03:50 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Riverside Plaza LLC
2303 E Meadow Blvd
Mount Vernon, WA 98273

Recorded at the request of:
File Number: 116247

Statutory Warranty Deed

¹¹⁶²⁴⁷
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Pacific Plaza Associates, 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 GRANTEE RIVERSIDE PLAZA LLC, a Washington 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 NW

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P25759, 340417-0-151-0103, P25760, 340417-0-151-0202, P25785, 340417-0-166-0007

Dated 8/27/2018

Pacific Plaza Associates LLC

By: Richard Rokes, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

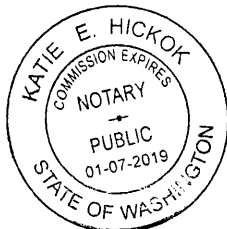
20183913
AUG 31 2018

Amount Paid \$ 32,223.00
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard Rokes is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the He of Pacific Plaza Associates, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-31-18



Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1-7-19

EXHIBIT A

Parcel A:

Tracts 1 and 2, City of Mount Vernon Short Plat No. MV-11-84, approved October 23, 1984, and recorded October 25, 1984, in Volume 6 of Short Plats, page 186, under Auditor's File No. 8410250011, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel B:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South Line of the Johnson Road as conveyed to the City of Mount Vernon by Deed dated July 13, 1959, and recorded July 10, 1959, under Auditor's File No. 582951, in Volume 303 of Deeds, page 379, North 89 Degrees 37 Minutes 48 Seconds West a distance of 550 feet from the Northwest corner of Lot 6, "JOHNSON'S ADDITION TO MOUNT VERNON," as per plat recorded in Volume 7 of plats, page 27, records of Skagit County, Washington, said point being the Northwest corner of those premises conveyed to Highland-Pacific Dairy, Inc., a corporation, by Deed dated July 21, 1959, recorded August 7, 1959, and recorded in Volume 304 of Deeds, page 76, under Auditor's File No. 584116, records of Skagit County, Washington;
thence continuing along the South Line of said Johnson Road North 89 Degrees 37 Minutes 48 Seconds West to the East Line of the OLD PACIFIC HIGHWAY;
thence South, West, and South along the Easterly Line of the OLD PACIFIC HIGHWAY a distance of 159.85 feet, more or less, to a point that is 758.44 feet South of the North line of said Northwest 1/4 of the Northwest 1/4;
thence East a distance of 200.00 feet, more or less, to a point South of the point of beginning;
thence North a distance of 159.85 feet, more or less, to the point of beginning,

EXCEPT that portion described as follows;

****Legal description continued on next page****

Order No: 116247

Beginning at the Northwest corner of said Section 17;
Thence South 01 Degrees 01 Minutes 14 Seconds West along the West line of said Section 17, a distance of 568.56 feet to an existing monument at the intersection of Pacific Place and Riverside Drive;
Thence South 87 Degrees 57 Minutes 04 Seconds East along the centerline of said PACIFIC PLACE a distance of 50.01 feet;
Thence South 00 Degrees 01 Minutes 14 Seconds West a distance of 30.00 feet to the true point of beginning said point being at the intersection of the Southerly Right of Way of PACIFIC PLACE and the Easterly Right of Way of RIVERSIDE DRIVE;
Thence South 87 Degrees 57 Minutes 04 Seconds East along the Southerly Right of Way of PACIFIC PLACE a distance of 19.97 feet;
Thence South 40 Degrees 55 Minutes 42 Seconds West a distance of 41.12 feet to the Easterly Right of Way of RIVERSIDE DRIVE;
Thence North 01 Degrees 01 Minutes 14 Seconds East a distance of 24.23 feet to the true point of beginning,

AND EXCEPT that portion described as follows:

Beginning at the Northwest corner of Section 17;
Thence South 01 Degrees 01 Minutes 14 Seconds West along the centerline of RIVERSIDE DRIVE a distance of 716.65 feet;
Thence South 88 Degrees 58 Minutes 46 Seconds a distance of 30.00 feet to the East Right of Way line of RIVERSIDE DRIVE and the true point of beginning;
thence continue South 88 Degrees 58 Minutes 46 Seconds East 11.00 feet;
thence North 01 Degrees 01 Minutes 14 Seconds East a distance of 54.85 feet to a point on the Easterly Right of Way Line of RIVERSIDE DRIVE;
thence North 88 Degrees 58 Minutes 46 Seconds West a distance of 11.00 feet to an angle point in said Right of Way;
thence South 01 Degrees 01 Minutes 14 Seconds West along said Right of Way 54.85 feet to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Exhibit B**EXCEPTIONS:**

A. Easement and right to re-construct, maintain and operate a three-phase transmission line, in favor of Puget Sound Power & Light Company, a Massachusetts Corporation, constructive notice of which is given in deed recorded in Volume 155 of Deeds, Page 160, under Auditors File No. 234986. Affects the East 10 feet of said premises.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: December 21, 1977
Auditor's No. 870732
Purpose: Overhang of facilities
Area Affected: North twenty (20) feet of the West twenty (20) feet

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 25, 1984
Recorded: June 27, 1984
Auditor's No.: 8406270025
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
Area Affected: North 105 feet of East 10 feet

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. MV-11-84
Recorded: October 25, 1984
Auditor's No.: 8410250011

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: November 5, 1985
Auditor's No. 8511050007
Purpose: Sidewalk and utility easement
Area Affected: South 98.88 feet of the West 10 feet of the Northwest quarter of Section 17, Township 34 North, Range 4 East, W.M.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Piazza Construction, Inc.
And:	City of Mount Vernon
Dated:	March 7, 1986
Recorded:	March 12, 1986
Auditor's No.:	8603120016
Regarding:	Placement of sign on City of Mount Vernon right-of-way