

When recorded return to:
DBC Investments, LLC
Donna B. Coburn
1121 Harrison Ave #146
Centralia, WA 98531



201908020079

08/02/2019 03:56 PM Pages: 1 of 4 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



5006 Center Street, Suite J
Tacoma, WA 98409

Escrow No.: 20400864-NCS

CHICAGO TITLE
620038587

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Volken Foundation, a Washington non-profit corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , 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 DBC Investments, LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

Tract 4, Binding Site Plan No. MV-3-94 BSP, approved October 21, 1994, and recorded October 21,
1994, in Volume 11 of Short Plats, pages 130, 131, and 132, under Auditor's File No. 9410210076,
records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southeast
Quarter of Section 18, Township 34 North, Range 4 East of the Williamette Meridian.

Situate in Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3276

AUG 02 2019

Brief Legal Description: Lot 4, BSP MV-3-94

Tax Parcel Number(s): P106656/ 8000-000-004-0003

Amount Paid \$ 44950.00

Skagit Co. Treasurer
By *HB* Deputy

Subject to:

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary
appurtenances
Recording Date: March 27, 1946
Recording No.: 390035
Affects: Exact location and extent of easement is undisclosed of record

2. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of
ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on
lands conveyed by Deed

Recording Date: September 16, 1954
Recording No.: 506540
To: State of Washington

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Sewer line maintenance and ingress and egress
Recording Date: June 26, 1958
Recording No.: 567023
Affects: A portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
 Purpose: Sewer line, together with rights of ingress and egress
 Recording Date: June 26, 1958
 Recording No.: 567024
 Affects: A portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
 Purpose: Sewer lines, together with rights of ingress and egress
 Recording Date: June 26, 1958
 Recording No.: 567025
 Affects: A portion of said premises

6. Reciprocal easements and covenants in favor of Sears, Roebuck and Co., as set forth in Construction, Operation and Reciprocal Easement Agreement, recorded under Auditor's File No. 776418, records of Skagit County, Washington.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Coast Development Co. Inc., Trustee
 Purpose: Ingress, egress, landscaping, signing and utility purposes
 Recording Date: May 1, 1973
 Recording No.: 784369
 Affects: A portion of said premises

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: September 27, 1973
 Recording No.: 791457
 Affects: A portion of said premises

9. Agreement, including the terms and conditions thereof, entered into

By: ABC- Pacific Corporation
 And between: Mall Centers, Inc. and Del Guzzi Construction, Inc.
 Recording Date: October 16, 1985
 Recording No.: 8510160030
 Regarding: An option to purchase Mall Centers, Inc. and Del Guzzi Construction Inc., and to provide reciprocal rights of ingress, egress, utility, and parking between the subject property and property to the North.

The "option to purchase" provisions of said Agreement have expired by the terms thereof, according to a letter in our files from ABC-Pacific Corporation.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: December 1, 1986
 Recording No.: 8612010085
 Affects: A 15 foot wide strip through the subject property and other property

11. Agreement, including the terms and conditions thereof, entered into

By: Dan Mitzel
 And between: City of Mount Vernon
 Recording Date: December 17, 1986
 Recording No.: 8612170053
 Regarding: Deferral by the city, requiring improvements in exchange for support on formation of future L.I.D.'s

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: April 26, 1988
 Recording No.: 8804260077
 Affects: A portion of said premises

13. Declaration of Reciprocal Traffic Parking and Utility Covenant, and the terms and conditions thereof:

Recording Date: December 13, 1988
Recording No.: 8812130020

Said easement contains, among other things, provisions for maintenance by the common users.
Amended by instrument:

Recording Date: November 15, 1994
Recording No.: 9411150041

14. Agreement, including the terms and conditions thereof, entered into

By: City of Mount Vernon
And between: Hollander Investments
Recording Date: March 15, 1989
Recording No.: 8903150052
Regarding: Off site improvements

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light
Purpose: Underground electric transmission
Recording Date: June 7, 1989
Recording No.: 8906070006

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 29, 1991
Recording No.: 9104290029
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on BINDING SIGHT PLAN NO. MV-3-94:

Recording No.: 9410210076

Dated: July 30, 2019

John Volken Foundation

BY: [Signature]

Bilhar Koonar
Secretary

State of WA.
County of Whatcom

I certify that I know or have satisfactory evidence that Bilhar Koonar is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Secretary of John Volken Foundation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-30-19

Robert Russell Kihm
Name: [Signature]
Notary Public in and for the State of WA.
Residing at: [Signature]
My appointment expires: 8/31/2019

