

AFTER RECORDING MAIL TO:

PRG Investment Company, LLC
650 South Orcas Street, Suite 210
Seattle, WA 98108

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5585
Dec 26 2019
Amount Paid \$91319.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for Record at Request of:
First American Title Insurance Company National Commercial
Services

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **NCS-984560-WA1 (II)**

Date: **December 26, 2019**

Grantor(s): **College Way Retail, LLC**
Grantee(s): **PRG Investment Company, LLC**
Abbreviated Legal: **Por. NW SW of Sec. 17, 34 N., R. 4 E., WM, Skagit County, Washington**
Additional Legal on page:
Assessor's Tax Parcel No(s): **340417-0-057-0009 P25596**

THE GRANTOR(S) College Way Retail, 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 PRG Investment Company, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE SOUTH RIGHT-OF-WAY LINE OF THE FURBER ROAD NO. 208, NOW KNOWN AS STATE ROUTE 538, AS SAID ROAD EXISTED ON AUGUST 25, 1921, INTERSECTS THE WEST RIGHT-OF-WAY LINE OF THE GREAT NORTHERN RAILWAY COMPANY, THE SAID POINT BEING 30 FEET SOUTH AND 1,158.95 FEET EAST ALONG THE EAST AND WEST CENTER LINE FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

THENCE SOUTH 5841' WEST ALONG THE WEST LIE OF THE RIGHT-OF-WAY OF THE GREAT NORTHERN RAILWAY COMPANY A DISTANCE OF 759.6 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17;

⑤ 1ST AM #984560

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Statutory Warranty Deed
- continued

File No.: NCS-984560-WA1 (II)

THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 63.5 FEET, MORE OR LESS, TO THE EAST LINE OF THE RIGHT-OF- WAY OF THE PACIFIC NORTHWEST TRACTION CO.;

THENCE NORTH ALONG THE EAST LINE OF THE RIGHT-OF-WAY OF THE PACIFIC NORTHWEST TRACTION CO. A DISTANCE OF 654.4 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF SAID FURBER ROAD NO. 208;

THENCE EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY OF SAID FURBER ROAD NO. 208 A DISTANCE OF 368.61 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED JULY 30, 1951, UNDER AUDITOR'S FILE NO. 463811, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO EXCEPT ALL PORTION OF SAID PREMISES LYING NORTHERLY OF A LINE DRAWN PARALLEL WITH AND 40 FEET SOUTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE SR 538 SURVEY LINE OF SR 538, JCT. SR 5 TO LAVENTURE ROAD, AS CONVEYED BY RIGHT-OF-WAY DEED RECORDED ON SEPTEMBER 13, 1991, UNDER AUDITOR'S FILE NO. 9109130066, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO FURTHER EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED MAY 18, 2006 AS AUDITOR'S FILE NO. 200605180130.

Subject To: SEE ATTACHED EXHIBIT A FOR PERMITTED EXCEPTIONS WHICH IS MADE A PART HERETO BY THIS REFERENCE.

APN: 340417-0-057-0009

Statutory Warranty Deed
- continued

File No.: NCS-984560-WA1 (II)

College Way Retail, LLC, a Washington limited liability company

By: 
Name: John Graham
Title: Manager

STATE OF Washington)
)-ss
COUNTY OF King)

I certify that I know or have satisfactory evidence that **John Graham**, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the **Manager** of **College Way Retail, LLC, a Washington limited liability company** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 18, 2019


Print Name Adele I. Lee
Notary Public in and for the State of Washington
Residing at: Lynnwood
My appointment expires: 2-15-2022



Exhibit "A"
PERMITTED EXCEPTIONS

1. Easement, including the terms and conditions thereof:
Grantee: Seattle and Montana Railway
Dated: March 3, 1892
Recorded: March 3, 1892
Auditor's No.: 7336 (Vol. 22 of Deeds, page 664)
Purpose: The right to go upon the land adjacent to said centerline, 200 feet on each side thereof, and cut down all trees dangerous to the operation of said railway
Area Affected: Easterly 200 feet of subject property
2. Easement, including the terms and conditions thereof:
Grantee: City of Mount Vernon
Dated: January 16, 1958
Recorded: June 26, 1958
Auditor's No.: 567040 (Vol. 295 of Deeds, page 354)
Purpose: ". . . underground sewer pipe line. . ."
Area Affected: South 20 feet of subject property
3. Reservations and/or exceptions contained in instrument:
From: Union Oil Company of California
Recorded: September 13, 1991
Auditor's No.: 9109130066
As Follows:
The State of Washington will reconstruct the existing road approaches on the Southerly side of said highway. . . which APPROACHES shall be maintained between the right-of-way line and the shoulder line of said highway by the grantor(s), its heirs, successors or assigns.
The grantor(s) herein further grant(s) to the State of Washington, or its agents, the right to enter upon the grantor's(s') remaining lands where necessary to reconstruct said approaches.
4. Reservations and/or exceptions contained in instrument:
From: Union Oil Company of California
Recorded: September 13, 1991
Auditor's No.: 9109130066
As Follows:
The State of Washington will reconstruct the existing road approaches on the Southerly side of said highway. . . which APPROACHES shall be maintained between the right-of-way line and the shoulder line of said highway by the grantor(s), its heirs, successors or assigns.
The grantor(s) herein further grant(s) to the State of Washington, or its agents, the right to enter upon the grantor's(s') remaining lands where necessary to reconstruct said approaches.
5. 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 named Survey recorded 11/19/1999 as Auditor's File No. 199911190053.
6. Protective covenants and/or easements, but omitting restrictions, if any, based on race, color, religion or national origin:
Dated: December 9, 2004
Recorded: December 23, 2004
Auditor's No.: 200412230136
Executed By: College Way Retail, LLC

7. Easement, including terms and provisions thereof:
Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: April 5, 2006
Recorded: May 8, 2006
Auditor's No.: 200605080159
Purpose: Right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement are for one or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected: A portion of the subject property
8. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin:
Recorded: April 21, 2006
Auditor's No.: 200604210060
Executed By: College Way Retail LLC
Pertains To: Beneficial Utility Easement
9. Easement, including terms and provisions thereof:
Grantee: Public Utility District No. 1
Recorded: October 27, 2006
Auditor's No. 200610270065
Purpose: Public water system facilities
Area Affected: A portion of the subject property
10. Easement, including terms and provisions thereof:
Grantee: Cascade Natural Gas
Recorded: November 15, 2006
Auditor's No. 200611150033
Purpose: Natural gas lines and facilities
Area Affected: A portion of the subject property
11. Municipal assessments, if any, levied by the City of Mount Vernon. None due or delinquent as of the Date of Policy.
12. Short Form Lease, and the terms and provisions thereof by College Way Retail LLC and between Autozone Development Corporation for a term of 15 years dated 06/24/2005 recorded 07/13/2005 as Auditor's File No. 200507130050.
13. The terms and provisions of the Ground Lease referenced in Short Form Lease recorded as Auditor's File 200507130050.
14. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.