

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4404

Sep 23 2021

Amount Paid \$33591.02

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Circle K Stores Inc.

PO BOX 52085

Phoenix, AZ 85072-2085

Attn: Property Tax Department

CHICAGO TITLE
620048067

GRANTOR: Porters Real Estate 1 LLC, an Oregon limited liability company

GRANTEE: Circle K Stores Inc., a Texas corporation

SPECIAL WARRANTY DEED

The GRANTOR, *Porters Real Estate 1 LLC*, an Oregon limited liability company, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, grants, bargains, sells, conveys, and specially warrants to *Circle K Stores Inc.*, a Texas corporation, GRANTEE, the following described real estate, free of liens and encumbrances created or suffered by the GRANTOR except as set forth on *Exhibit B*, which is attached hereto and incorporated herein, situated in the County of Skagit, State of Washington:

See *Exhibit A*, attached hereto and incorporated herein by this reference.

Abbreviated Legal: Ptn. Lots 1-4, Blk. 9, Anacortes 1st; and Ptn. Lots 1-3, Blk. 2, Hensler's 1st
Tax Parcel Number(s): P57222/ 3788-009-003-0000, P57223 / 3788-009-005-0008 and P57313 / 3794-002-003-0007

The GRANTOR, for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said GRANTOR and not otherwise, and will forever warrant and defend the said described real estate.

Dated this 2nd day of September, 2021.

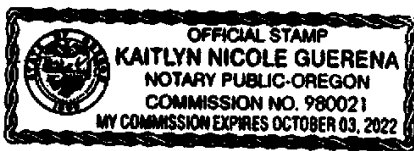
GRANTOR:
PORTER'S REAL ESTATE 1, LLC, AN OREGON LIMITED LIABILITY COMPANY

By: 
Howard Bode, Authorized Representative

State of Oregon)
) ss.
County of Marion)

On this day personally appeared before me Howard Bode, as Authorized Representative of Porters Real Estate 1 LLC, an Oregon limited liability company, to me known to be the individual described in and who executed the within the foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2nd day of September, 2021.





Kaitlyn Nicole Guerena
Commission No. 980021
Notary Public for the State of Oregon
My commission expires: October 03, 2022.

EXHIBIT A

PARCEL A:

Lots 1, 2 and 3, EXCEPT the West 3 feet of said Lot 3, in Block 9, FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 1 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

The North 30 feet of Lots 1, 2 and 3, Block 2, PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington;

TOGETHER WITH the 16 foot wide vacated alley lying between Parcels A and B.

Situated in Skagit County, Washington

PARCEL C:

The West 3 feet of Lot 3, all of Lot 4 and the East 10 feet of Lot 5, Block 9, FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 1 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH the North Half of vacated alley adjacent to the West 3 feet of Lot 3, vacated by Ordinance No. 1200, as would attach by operation of law.

Situated in Skagit County, Washington

EXHIBIT B EXCEPTIONS

Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: November 1, 1976

Auditor's No(s): 845285, records of Skagit County, Washington

In favor of: City of Anacortes

For: Sewer, water pipe or mains and/or all other utility lines and necessary appurtenances

Affects: Vacated alley

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 8707200010

Terms, conditions, and restrictions of that instrument entitled Memorandum of Access Agreement;

Recorded: August 3, 2006

Auditor's No(s): 200608030113, records of Skagit County, Washington

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 201005260089

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 6271-21-7799:003

Dated: July 15, 2021

Last Revised: July 19, 2021

Prepared by: MKA, A National Land Services Group

Matters shown:

1. Wall located in the Northeast corner of the Land encroaches into the public rights-of-way known as 24th street by 13.1 feet, more or less, and Commercial Street by 1.3 feet more or less,
2. Concrete wall located along the west boundary of Parcel B of the Land encroaches 0.6 feet, more or less, onto the westerly adjacent parcel.