

AFTER RECORDING MAIL TO:

MCHOLDINGS LLC,
18885 WEST BIG LAKE BLVD.
MOUNT VERNON, WA 98274
A71173

Filed for Record at Request of First American Title of Skagit County



200211070091
Skagit County Auditor
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FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

A71173

THE GRANTOR BAK DISTRIBUTING INC. for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to MCHOLDINGS LLC the following described real estate, situated in the County of SKAGIT, State of Washington:

ABBREVIATED LEGAL: SECTION 25, TOWNSHIP 34, RANGE 4; PTN. SW 1/4 AKA PARCELS A, B, AND C OF SURVEY #200209060015.

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS PAGE 2

TOGETHER WITH THAT CERTAIN 1988 FLEETWOOD MOBILE HOME, SERIAL #8284.

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.

This conveyance is also subject to an existing Assessment by Public Utility District No. 1, recorded under Auditor's File No. 9410140045, which Grantee herein agrees to assume and pay per its terms and conditions.

Assessor's Property Tax Parcel Account Number(s): 40425-0-013-0002/p27807 & 3941-000-065-0206/p67141
3941-000-065-0305/p67142

Dated October 31, 2002.

BAK DISTRIBUTING INC.

Judith M. Markus

BY:

Ruth Van Buekleo

BY:

5262
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

NOV 07 2002

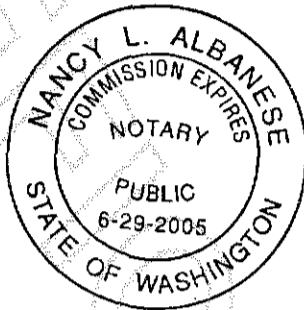
Amount Paid \$ 5584.50
Skagit County Treasurer
hp

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Corporate

On this 31st day of OCT 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Judith M. Marcus and Kurt Van Burkleo to me known to be the _____ President and _____ Secretary, respectively, of Bak Distributing ~~Inc~~ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Nancy L. Albanese
Notary Public in and for the State of Washington,
residing at 9th Street
My appointment expires 6-29-05

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Corporate

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ to me known to be the _____ President and _____ Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

This jurat is page _____ of _____ and is attached to _____



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Parcel "A":

That portion of the South 1/2 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at a point 1,460.09 feet East and 333.97 feet South of the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section, said point being the Southwest corner of a tract of land as conveyed to School District No. 73 by deed recorded under Auditor's File No. 296453; thence North 79 degrees 52' East, 182 feet to the true point of beginning of this description; thence South 161 feet; thence North 79 degrees 52' East to the West line of Lake View Boulevard; thence Northwesterly along the West line of Lake View Boulevard to a point North 79 degrees 52' East of the true point of beginning; thence South 79 degrees 52' West to the true point of beginning.

(Also known as Parcel "A" of Survey recorded September 6, 2002 under Skagit County Auditor's File No. 200209060015).

Parcel "B":

That portion of the South 1/2 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M., AND ALSO being a portion of Tract 2 of Skagit County Short Plat No. 32-79, approved April 30, 1979 and filed in Volume 3 of Short Plats at page 114 under Auditor's File No. 7905150047, TOGETHER WITH a portion of Tract "C" of Skagit County Short Plat No. 32-79 (Revised), approved January 9, 1981 and filed in Volume 5 of Short Plats, at page 18 under Auditor's File No. 8101120002, described as follows:

Beginning at the Southeast corner of said Tract 2; thence North 10 degrees 22'30" West along the East line of said Tract 2, a distance of 208.71 feet to the Northeast corner thereof; thence South 79 degrees 52'00" West along the North line of said Tract 2, a distance of 115.16 feet to the South corner on the most Easterly line of said Tract "C"; thence North 00 degrees 00'00" East along said most Easterly line, a distance of 61.00 feet to the North corner on said most Easterly line; thence South 79 degrees 52'00" West along the Northerly line of said Tract "C", a distance of 104.54 feet to the Northerly projection of the Westerly line of said Tract 2; thence South 10 degrees 22'30" West along said Westerly line and its projection, a distance of 188.76 feet; thence North 79 degrees 52'00" East, a distance of 130.0 feet; thence South 10 degrees 22'30" East, a distance of 80.00 feet to the South line of said Tract 2; thence North 79 degrees 52'00" East, a distance of 78.71 feet to the point of beginning of this descriptive



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(Also known as Parcel "B" of Survey recorded September 6, 2002 under Skagit County Auditor's File No. 200209060015.)

Parcel "C":

That portion of the South 1/2 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M., and also being a portion of Tract 2 of Skagit County Short Plat No. 32-79, approved April 30, 1979 and filed in Volume 3 of Short Plats, page 114, under Auditor's File No. 7905150047, TOGETHER WITH a portion of Tract "B" of Skagit County Short Plat No. 32-79 (Revised), approved January 9, 1981 and filed in Volume 5 of Short Plats, page 18, under Auditor's File No. 8101120002, described as follows:

Beginning at the Southeast corner of said Tract 2; thence North 10 degrees 22'30" West along the East line of said Tract 2, 208.71 feet to the Northeast corner thereof; thence South 79 degrees 52'00" West along the North line of said Tract 2, 115.16 feet to the South corner of the most Easterly line of Tract "C" of said Revised Short Plat; thence North 00 degrees 00'00" East along said most Easterly line 61.00 feet to the North corner on said most Easterly line; thence South 79 degrees 52'00" West along the Northerly line of said Tract "C", 104.54 feet to the Northerly projection of the Westerly line of said Tract 2; thence South 10 degrees 22'30" West along said Westerly line and its projection, 188.76 feet to the true point of beginning; thence North 79 degrees 52'00" East, 130.00 feet; thence South 10 degrees 22'30" East, 80.00 feet to the South line of said Tract 2; thence North 79 degrees 52'00" East, 78.71 feet to the Easterly line of said Tract "B"; thence South 10 degrees 22'30" East along said Easterly line, 60 feet to the Easterly most corner of Tract "B"; thence South 79 degrees 52'00" West along the Southerly line of Tract "B", 100 feet; thence continue along said Southerly line at an angle of South 58 degrees 08'57" West (shown as South 58 degrees 08'52" West on Short Plat No. 32-79 (Revised), 116.82 feet to a point which lies South 10 degrees 22'30" East of the true point of beginning; thence North 10 degrees 22'30" West, 183.23 feet to the true point of beginning.

(Also known as Parcel "C" of Survey recorded September 6, 2002 under Skagit County Auditor's File No. 200209060015.)


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