



200409080106

Skagit County Auditor

9/8/2004 Page

1 of

4 3:09PM

After recording return to:

Mr. Guy Davidson
Commercial Holdings LLC
2116 Creekside Drive
Anacortes, WA 98221

IC 31647 ✓

Washington State Recorder's Cover Sheet (RCW 65.01)

Document Title(s):	CHICAGO TITLE CO.
Special Warranty Deed	
Reference Number(s) of Related Documents:	
Grantor(s): 1. WELLS FARGO BANK, N.A., a National banking association	
Additional names on page _____ of document	
Grantee(s): 1. COMMERCIAL HOLDINGS LLC, a Washington limited liability company	
Additional names on page _____ of document	
Abbreviated Legal Description(s): Lts. 6-10, Blk. 20, Map of the City of Anacortes, Vl. 2, Pg. 4.	
Additional legal description on page 4 of document	
Assessor's Property Tax Parcel/Account Number(s): 3772-020-010-0006 054971	

SPECIAL WARRANTY DEED

THE GRANTOR, WELLS FARGO BANK, N.A., Successor by Merger to Pacific Northwest Bank, formerly known as Interwest Bank, in consideration of Ten Dollars (\$10.00), in hand paid, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, conveys and confirms to **COMMERCIAL HOLDINGS LLC, a Washington limited liability company ("Grantee")** the real estate situated in the County of Skagit, State of Washington, and legally described on Exhibit A attached hereto and by this reference made a part hereof (the "Property").

The Grantor for itself and its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes 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, will forever warrant and defend the said described real estate. Additionally, this conveyance is made subject to the restriction that prior to March 1, 2005, (i) no bank, credit union, savings and loan or other financial institution shall operate in all or any part of the Property, (ii) Grantee shall occupy the Property solely for purposes of demolition, construction or reconstruction and remodeling of the improvements thereon, except that after the expiration of thirty (30) days after the date this Special Warranty Deed is recorded in the real property records of Skagit County, Washington, the Property may be occupied by any tenant that is not a bank, credit union, savings and loan or other financial institution; and (iii) Grantee shall not erect, display or permit on or about the Property, any advertisement, signage or other identification of whatever kind or nature concerning the ownership by, or operation of the Property for purposes of a bank, credit union, savings and loan or other financial institution. As used herein, the terms "bank, credit union, savings and loan or other financial institution" shall mean and refer to any entity having a state or federal charter to act as a financial institution of any kind (including, without limitation, as a mutual or federal savings bank), any mortgage company or any other entity that accepts deposits, issues certificates of deposit, makes secured or unsecured loans or engages in other, similar financial transactions in the ordinary course of its business. The foregoing restriction shall run with the Property and be binding on Grantee and its successors and assigns.


Dated: August 27 2004.

**WELLS FARGO BANK, N.A.,
a National banking association**

By: *Luis S. Rustia*
Name: *LUIS S. RUSTIA*
Its: *VP*

4860
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
SEP 6 2004
Amount Paid \$11,570.00
Skagit Co. Treasurer
By *MEM* Deputy

By: *[Signature]*
Name: *David Dow*
Its: *VP*

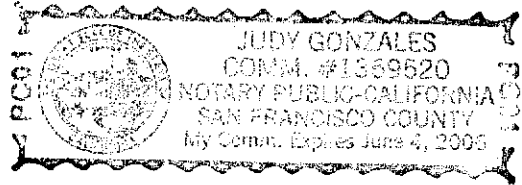

200409080106
Skagit County Auditor
9/8/2004 Page 2 of 4 3:09PM

STATE OF CALIFORNIA)
)
COUNTY OF SAN FRANCISCO)

On August 27, 2004 before me, the undersigned, personally appeared Luis S. Restra + David Dorn, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Judy Gonzales (Seal)



STATE OF CALIFORNIA)
)
COUNTY OF SAN FRANCISCO)

On August __, 2004 before me, the undersigned, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

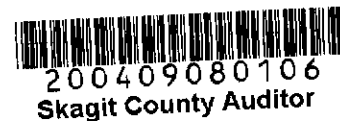


EXHIBIT A
TO
SPECIAL WARRANTY DEED
[Legal Description]

ALL of Lot 6, the north 75 feet of Lot 7, and the north 50 feet of Lots 8, 9, and 10, Block 20, Map of the City of Anacortes, according to the plat thereof recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington.

END OF EXHIBIT "A"

