

When Recorded Return to:
MT VERNON RETAIL LLC
1100 Olive Way
Seattle WA 98101



200410290168
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV0578 MKP

10/22/04 ✓

STATUTORY WARRANTY DEED

THE GRANTOR 425 EAST COLLEGE WAY LLC, a Washington Limited Liability Company

for and in consideration of One Million Seven Hundred Seventy Thousand and
00/100...(\$1,770,000.00) DOLLARS

in hand paid, conveys and warrants to

MT VERNON RETAIL LLC, a Washington Limited Liability Company

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

Abbreviated legal description: Tracts B and C, CITY OF MOUNT VERNON SHORT PLAT NO
MV-26-76; being ptn. Tracts 9 and 10, Plat of Mount Vernon Acreage, Skagit County,
Washington.

Tax Account No. : 3746-000-010-0001 P53849
3746-000-009-0301 P53848
3746-000-010-0506 P53851

Subject to: Restrictions, reservations and easements of record.

5897
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: October 28, 2004

425 EAST COLLEGE WAY LLC

[Signature]
CHARLES GRINSTEIN, Manager of
425 EAST COLLEGE WAY LLC
10/28/04 Date

OCT 29 2004

Amount Paid \$ 31506.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF WASHINGTON
COUNTY OF KING

I certify that I know or have satisfactory evidence that CHARLES GRINSTEIN to me known to be the MANAGER, of
of 425 EAST COLLEGE WAY LLC the entity that executed the foregoing instrument, and acknowledged the said
instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned,
and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: 10/28/2004

[Signature]
Notary Public in and for the State of Washington
Residing at *[Signature]*
My appointment expires:
10/5/2006



EXHIBIT "A"

PARCEL A

Tracts B and C, CITY OF MOUNT VERNON SHORT PLAT NO. MV-26-76, approved September 10, 1976, recorded September 23, 1976 in Volume 1 of Short Plats, page 175, under Auditor's File No. 843161 and being a portion of Tracts 9 and 10, Plat of Mount Vernon Acreage, Skagit County, Washington, according to the plat thereof recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B

An easement as set forth in "Reciprocal Use Agreement" for mutual ingress, egress, parking and driveways as recorded November 21, 1976 under Auditor's File Numbers 869014 and 869036, records of Skagit County, Washington, over the following described property:

The East 77 feet of the West 245 feet of the South 100 feet of Tract 9, Plat of Mount Vernon Acreage, as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County Washington.

Situated in Skagit County, Washington.

PARCEL C

An easement as set forth in "Easement and Maintenance Agreement" for vehicular and pedestrian ingress, egress, access, and vehicular parking as recorded September 22, 2004 under Auditor's File Numbers 200409220116, records of Skagit County, Washington, over the following described property:

The West 168 feet of Tract 9, Plat of Mount Vernon Acreage, as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County Washington, and the North 29.5 feet of the East 100 feet of the West 268 feet of Tract 9, Plat of Mount Vernon Acreage, as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County Washington,

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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Skagit County Auditor