



200602030191
Skagit County Auditor

Name: State Street Retail Center LLC

Address: PO Box 1059

City and State: Snohomish, WA 98191

Tax Account Number: P28641 and P28170
Escrow #: JM-1265

QUIT CLAIM DEED

THE GRANTOR State Street Retail Center, LLC, a Washington LLC

for and in consideration of none, boundary line adjustment to self,

conveys and quit claims to State Street Retail Center, LLC, a Washington LLC

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

Those two portions of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., more particularly described on the attachments hereto.

The two properties described on the attachments hereto will be recombined or reaggregated into two lots owned by the Grantee. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by _____
The Mount Vernon City Engineer.

Dated this 27 day of January, 2006.

State Street Retail Center, LLC by

1-27-06

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5000
FEB 03 2006

Amount paid
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON, }
County of } ss.

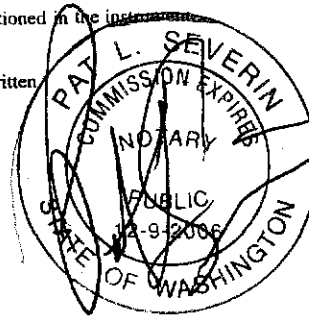
ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Don Meizer
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the MUNICIPAL MEIZER

of
STATE STREET LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



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

My appointment expires 12/9/2006

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



200602030191

Skagit County Auditor

Parcel "A" After Boundary Line Adjustment

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East, WM, described as follows:

Commencing at a point on the East line of the Old State Highway 99 (Old Pacific Highway) which is 924.93 feet North of the South line of the Northwest Quarter of the Southwest Quarter of said Section 29; Thence Southeasterly along a non-tangent curve, concave to the Northeast whose radius point lies South 88° 56' 18" East a distance of 25.00 feet through a central angle of 89° 50' 06" an arc distance of 39.20 feet; Thence South 88° 46' 24" East 573.08 feet to the **TRUE POINT OF BEGINNING**; Thence continue South 88° 46' 24" East 230.77 feet; Thence along a curve to the left having a radius of 25.00 feet through a central angel of 107° 38' 47" an arc distance of 46.97 feet, more or less to the Westerly right of way of Henson Road; Thence the following courses along said right of way, North 16° 25' 10" West 103.30 feet; Thence North 29° 24' 23" West 44.50 feet; Thence along a curve to the right having a radius of 450.00 feet through a central angle of 0° 45' 35" an arc distance of 5.97 feet; Thence leaving said right of way, North 88° 46' 24" West 196.27 feet, more or less to a point which lies North 2° 04' 03" East from the true point of beginning; Thence South 2° 04' 03" West 175.02 feet to the **TRUE POINT OF BEGINNING**.

SUBJECT to a non-exclusive easement for utilities in favor of the City of Mount Vernon and public utilities over, under and across the Southerly and Easterly 10.00 feet thereof:

FURTHER SUBJECT to a non-exclusive easement for ingress, egress and utilities over, under and across the West 15.00 feet and the South 35.00 feet of the West 27.50 feet thereof, in favor of adjoining lots to be developed as part of City of Mount Vernon Binding Site Plan No. LU 05-061 as delineated thereon and executed by State Street Retail Center, LLC.

FURTHER SUBJECT to present or future Covenants, Conditions and Restrictions that may be developed as part of the final Binding Site Plan in the process of review with the City of Mount Vernon, Washington under file number LU 05-061; said Binding Site Plan and Covenants, Conditions and Restrictions to be executed by State Street Retail Center, LLC.



200602030191
Skagit County Auditor

2/3/2006 Page 3 of 5 4:11PM

Parcel "B" After Boundary Line Adjustment

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East, WM, described as follows:

Beginning at a point on the East line of the Old State Highway 99 (Old Pacific Highway) which is 750 feet North of the South line of said subdivision; **thence** North along said East line to a point 20 feet South of the North line of said Northwest Quarter of the Southwest Quarter; **thence** East parallel with and a distance of 20 feet South of said North line to the East line of said subdivision; **thence** South to the Southeast corner of said subdivision; **thence** West to the West line of that parcel conveyed to Drainage District No. 17 by deed recorded December 21, 1978 under Auditor's File No. 893555; **thence** Northerly along said West line to a point 400 feet North of the South line of said Northwest Quarter of the Southwest Quarter; **thence** West to a point 871.2 feet East of the East line of said Highway; **thence** North 350 feet; **thence** West 871.2 feet to the point of beginning; EXCEPT therefrom any portion lying Easterly of the Westerly line of said parcel conveyed under Auditor's File No. 893555; AND EXCEPT that portion lying Easterly of the Westerly line of that parcel conveyed from the State of Washington to Skagit County by deed recorded July 29, 1976 under Auditor's File No. 839826; AND ALSO EXCEPT that portion conveyed to Skagit County by deeds recorded July 26, 1966 under Auditor's File Nos. 685925 and 685926; AND ALSO EXCEPT therefrom the following described parcel:

Beginning at a point on the East line of the right-of-way of the Old Pacific Highway 200 feet North of the South line of said Northwest Quarter of the Southwest Quarter; **thence** North along said highway right-of-way line 200 feet; **thence** Easterly parallel with the South line of said subdivision to a point 230 feet East of the centerline of said Old Pacific Highway; **thence** North 50 feet; **thence** East parallel with the South line of said subdivision to a point 871.2 feet East of the centerline of said Old Pacific Highway, which point is the **TRUE POINT OF BEGINNING**; **thence** South 50 feet; **thence** East parallel with the South line of said Northwest Quarter of the Southwest Quarter 24.22 feet, more or less, to the West line of the ditch right-of-way of Drainage District No. 17; **thence** Northerly following said ditch right-of-way line 50 feet, more or less, to a point which is East of the **TRUE POINT OF BEGINNING**, as measured by a line drawn parallel to the South line of said Northwest Quarter of the Southwest Quarter; **thence** West along said parallel line to the **TRUE POINT OF BEGINNING**.



200602030191

Skagit County Auditor

TOGETHER WITH That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Old State Highway 99 (Old Pacific Highway) which is 750 feet North of the South line of said subdivision; **thence** East parallel with the South line of said subdivision 871.2 feet; **thence** South 100 feet; **thence** West parallel with the South line of said subdivision 871.2 feet to said East line of the Highway; **thence** North along said line 100 feet to the **TRUE POINT OF BEGINNING**; EXCEPT therefrom that parcel conveyed to Drainage District No. 17 by deed recorded December 21, 1978 under Auditor's File No. 893555.

EXCEPT that portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East, WM, described as follows:

Commencing at a point on the East line of the Old State Highway 99 (Old Pacific Highway) which is 924.93 feet North of the South line of the Northwest Quarter of the Southwest Quarter of said Section 29; Thence Southeasterly along a non-tangent curve, concave to the Northeast whose radius point lies South 88° 56' 18" East a distance of 25.00 feet through a central angle of 89° 50' 06" an arc distance of 39.20 feet; Thence South 88° 46' 24" East 573.08 feet to the **TRUE POINT OF BEGINNING**; Thence continue South 88° 46' 24" East 230.77 feet; Thence along a curve to the left having a radius of 25.00 feet through a central angel of 107° 38' 47" an arc distance of 46.97 feet, more or less to the Westerly right of way of Henson Road; Thence the following courses along said right of way, North 16° 25' 10" West 103.30 feet; Thence North 29° 24' 23" West 44.50 feet; Thence along a curve to the right having a radius of 450.00 feet through a central angle of 0° 45' 35" an arc distance of 5.97 feet; Thence leaving said right of way, North 88° 46' 24" West 196.27 feet, more or less to a point which lies North 2° 04' 03" East from the true point of beginning; Thence South 2° 04' 03" West 175.02 feet to the **TRUE POINT OF BEGINNING**.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the West 15.00 feet and the South 35.00 feet of the West 27.50 feet of Parcel "A", as described hereinabove, for the benefit of lots to be developed as part of City of Mount Vernon Binding Site Plan No. LU 05-061 as delineated thereon and executed by State Street Retail Center, LLC.

SUBJECT TO present or future Covenants, Conditions and Restrictions that may be developed as part of the final Binding Site Plan in the process of review with the City of Mount Vernon, Washington under file number LU 05-061; said Binding Site Plan and Covenants, Conditions and Restrictions to be executed by State Street Retail Center, LLC.



200602030191

Skagit County Auditor