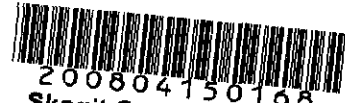


After recording return document to:

City of Mount Vernon  
P.O. Box 809  
Mount Vernon, WA 98273-0809



200804150168  
Skagit County Auditor

4/15/2008 Page 1 of 6 2:08PM

**Document Title:** *Warranty Deed*

**Grantor:** *SKAGIT CAPITAL LLC*

**Grantee:** *CITY OF MOUNT VERNON*

**Legal Description:** *Ptn. Lots 1 & 2, MV BSP 1-93 in NE 1/4 of SE 1/4, 18-34-4 E W.M.*

**Additional Legal Description is on:** *Exhibit "A" of this Document*

**Assessor's Tax Parcel Numbers:** *P26287, P104612*

In the Matter of: COLLEGE WAY/RIVERSIDE DRIVE IMPROVEMENT PROJECT

### **WARRANTY DEED**

The Grantor, **SKAGIT CAPITAL LLC**, a Delaware Limited Liability Company, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby conveys and warrants to the **CITY OF MOUNT VERNON**, a Municipal Corporation of the State of Washington, the following described real property situated in Skagit County, State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions, see

**Exhibit A attached hereto and made a part hereof.**

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described PARCEL "A", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Mount Vernon unless and until accepted and approved hereon in writing for the City of Mount Vernon.



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

On February 14, 2008 before me, MYLA P. LANTO, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared JOHN SAFI  
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



my Commission expires January 16, 2011

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: WARRANTY DEED

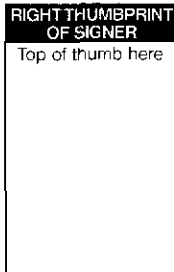
Document Date: February 14, 2008 Number of Pages: Five

Signer(s) Other Than Named Above: NO OTHER SIGNER

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

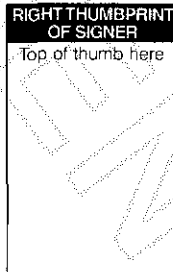
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_



200804150168

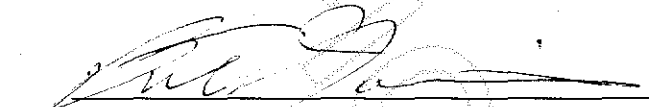
Skagit County Auditor

**WARRANTY DEED**

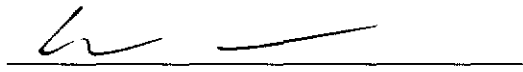
**GRANTEE:**

Approved as to Form:

CITY OF MOUNT VERNON

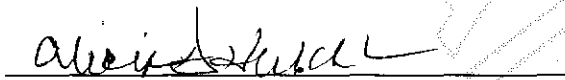


Bud Norris, Mayor



Kevin Rogerson, City Attorney

Attest:



Alicia Huschka, Finance Director



**WARRANTY DEED**

**EXHIBIT "A"**

**Right-of-Way Acquisition**

That portion of the following described Tract "X", lying Northerly and Easterly of the following described line:

Commencing at the Northeast corner of the Southeast 1/4 (East 1/4 corner) of Section 18, Township 34 North, Range 4 East, W.M.;  
thence South 0°24'00" West along the East line of said subdivision for a distance of 394.89 feet;  
thence South 88°28'54" West for a distance of 30.02 feet, more or less, to the Southeast corner of Lot 1, Skagit Valley Square Binding Site Plan No. MV-1-93 BSP, recorded in Volume 10 of Short Plats, pages 240 to 246 (inclusive), under Auditor's File No. 9309300143;  
thence continue South 88°28'54" West (called South 88°44'50" West on said Binding Site Plan MV-1-93 BSP) along the South line of said Lot 1 for a distance of 8.00 feet to the TRUE POINT OF BEGINNING of said line description;  
thence North 0°24'00" East for a distance of 69.13 feet;  
thence South 89°14'59" West for a distance of 5.00 feet;  
thence North 0°24'00" East for a distance of 15.36 feet;  
thence North 1°53'26" West for a distance of 180.33 feet;  
thence North 89°43'41" East parallel with the North line of said Southeast 1/4 for a distance of 5.21 feet;  
thence North 0°24'00" East for a distance of 42.45 feet;  
thence North 51°30'19" West for a distance of 37.52 feet;  
thence North 88°30'35" West for a distance of 131.77 feet;  
thence North 88°10'19" West for a distance of 19.71 feet;  
thence South 0°24'00" West for a distance of 2.00 feet;  
thence North 88°10'19" West for a distance of 84.55 feet;  
thence North 74°16'02" West for a distance of 24.97 feet;  
thence North 88°10'19" West for a distance of 56.50 feet;  
thence North 00°08'10" East for a distance of 4.00 feet;  
thence North 88°10'19" West for a distance of 35.01 feet, more or less, to the East line of Tract A, Short Plat No. MV-15-76, approved March 19, 1976 and recorded June 21, 1976 in Volume 1 of Short Plats, page 141 under Auditor's File No. 837341, at a point bearing South 0°08'10" West



**WARRANTY DEED**

**EXHIBIT "A"**  
(continued)

(called South 0°25'05" West on said Short Plat No. MV-15-76) a distance of 4.94 feet from the Northwest corner of said Lot 1 and being the terminus of said line description.

**Tract "X"**

(Shown as description on Land Title Company Limited Liability Report Order No. 123858)

Lots 1 and 2, City of Mount Vernon Binding Site Plan No. MV-1-93 entitled Skagit Valley Square, approved September 29, 1993, recorded September 30, 1993 in Book 10 of Short Plats, pages 240 – 246, inclusive, under Auditor's File No. 9309300143 and being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

The lands herein described contain an area of 1,717 square feet, more or less

