

After recording return document to:

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



200806170067

Skagit County Auditor

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Document Title: Warranty Deed
Grantors: MOUNT VERNON CENTER ASSOCIATES, LLP
Grantee: CITY OF MOUNT VERNON
Legal Description: Ptn. of Tracts 5-11, Mt Vernon Acreage
Additional Legal Description is on: Exhibit "A" of this Document
Assessor's Tax Parcel Number: P53856

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1976
JUN 17 2008

WARRANTY DEED

Amount Paid \$ 10.00
By Skagit Co. Treasurer
The Grantor, MOUNT VERNON CENTER ASSOCIATES, LLP, a

Washington Limited Liability Partnership, 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.

Dated this 16th day of April, 2008

GRANTOR:

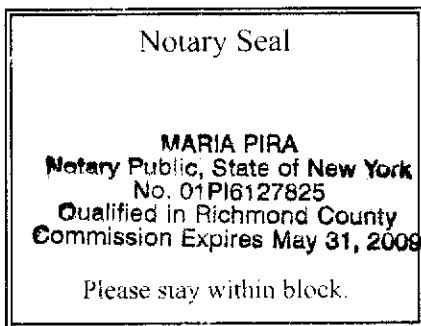
MOUNT VERNON CENTER ASSOCIATES, LLP

By: William M. Schreiber
WILLIAM M. SCHREIBER, Managing Partner

STATE OF New York)
County of Richmond : ss.

On this day of 16 April, 2008 before me personally appeared WILLIAM M. SCHREIBER, known to me to be a Managing Partner of MOUNT VERNON CENTER ASSOCIATES, LLP, the partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and his oath stated that he was authorized to execute said instrument.

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



Maria Pira

Notary (print name) Maria Pira
Notary Public in and for the State of New York,
residing at Richmond County
My Appointment expires 5-31-2009

GRANTOR:



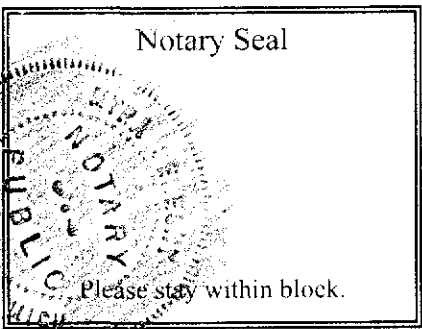
MOUNT VERNON CENTER ASSOCIATES, LLP

By: Bertram M. Schreiber
BERTRAM M. SCHREIBER, Managing Partner

STATE OF Michigan)
County of Oakland) : ss.

On this day of April 28 - 2008, before me personally appeared BERTRAM M. SCHREIBER, known to me to be a Managing Partner of MOUNT VERNON CENTER ASSOCIATES, LLP, the partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and his oath stated that he was authorized to execute said instrument.

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



Myra Selesny

Notary (print name) _____
Notary Public in and for the State of Washington,
residing at _____
My Appointment expires _____

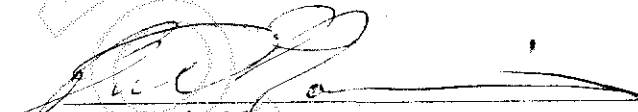
MYRA SELESNY
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jan. 29, 2012
Acting in the County of OAKLAND

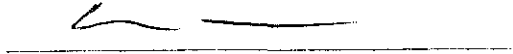
GRANTEE:



CITY OF MOUNT VERNON

Approved as to Form:


Bud Norris, Mayor


Kevin Rogerson, City Attorney

Attest:


Alicia Huschka, Finance Director



EXHIBIT "A"

Right-of-Way Acquisition

That portion of the following described Parcel "A", lying Westerly of the following described line:

Commencing at the Southwest corner of the Northwest 1/4 (West 1/4 corner) of Section 17, Township 34 North, Range 4 East, W.M.;
thence South 87°37'00" East along the South line of said Northwest 1/4 for a distance of 275.04 feet;
thence North 0°40'15" West for a distance of 30.00 feet, more or less, to the Southeast corner of Tract B Short Plat No. MV-26-76, approved September 10, 1976 and recorded September 23, 1976 in Volume 1 of Short Plats, page 175 under Auditor's File No. 843161;
thence continue North 0°40'15" West along the East line of said Short Plat NO. MV-26-76 for a distance of 10.00 feet, more or less, to the North line of the South 40.00 feet of said Northwest 1/4 and being the TRUE POINT OF BEGINNING of said line description;
thence North 74°32'14" West for a distance of 29.71 feet,
thence North 88°30'23" West for a distance of 158.19 feet;
thence North 44°36'10" West for a distance of 47.07 feet;
thence North 2°57'41" West for a distance of 75.83 feet;
thence North 2°57'41" West for a distance of 92.27 feet;
thence North 0°40'15" West for a distance of 37.19 feet;
thence North 89°19'45" East for a distance of 2.00 feet;
thence North 0°40'15" West for a distance of 17.65 feet;
thence North 2°51'58" West for a distance of 241.29 feet;
thence North 89°19'45" East for a distance of 2.00 feet;
thence North 2°51'58" West for a distance of 129.48 feet, more or less, to the North line of Tract 6, "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 102 records of Skagit County, Washington, at a point bearing North 89°19'45" East a distance of 8.80 feet from the Northwest corner of said Tract 6 and being the terminus of said line description.

Parcel "A"

(Shown as description on Land Title Company Limited Liability Report Order No. 123888)

All those portions of the "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington, described as follows:

EXHIBIT "A"

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Parcel P53856



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(continued)

Tracts 5 and 6, EXCEPT the West 256.41 feet thereof, Tract 7, EXCEPT the West 179 feet thereof, all of Tract 8, Tract 9, EXCEPT the West 268 feet of the North 29.5 feet thereof, AND EXCEPT the West 245 feet of the South 100 feet thereof; Tract 10, EXCEPT the West 245 feet thereof, and all of Tract 11, EXCEPT the South 10 feet of the East 285 feet of Lot 10 and the South 10 feet of Lot 11 as conveyed to the City of Mount Vernon by deed recorded November 3, 1977, under Auditor's File No. 867949, AND EXCEPT that portion conveyed to the City of Mount Vernon by Deed recorded March 26, 2002, under Auditor's File No. 200203260101.

TOGETHER WITH the Westerly 10 feet of that portion of the abandoned Puget South & Cascade Railway Company right-of-way in the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., lying between the Easterly extension of the North line of Tract 5 and the South line of Tract 11 of said "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington,

EXCEPT the South 10 feet thereof as conveyed to the State of Washington for State Secondary Highway 1-G by instrument dated March 20, 1951 and recorded May 4, 1951, under Auditor's File No. 460430.

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.

Area of new right-of-way = 2,478 sq. ft.

