

When recorded return to:

Mr. and Mrs. Ernie Ward
18751, Cascade Ridge Court
Mount Vernon, WA 98273



200807080019

Skagit County Auditor

7/8/2008 Page 1 of 4 9:31AM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 94488

Statutory Warranty Deed

THE Skagit State Bank, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as Part of an IRS Tax Deferred Exchange in hand paid, conveys and warrants to Ernie Ward and Patti Ward, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tax Parcel Number(s): P26289, 340418-4-003-0708

GUARDIAN NORTHWEST TITLE CO.
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Abbreviated Legal:
Section 18, Township 34, Range 4; Ptn. NE SE

2209
JUL 08 2008

For Full Legal See Attached Exhibit "A"

Amount Paid \$5790.00
Skagit Co. Treasurer
By *JMM* Deputy

Subject to Covenants, Conditions, Restrictions and Easements, as per attached Exhibit "B" and

The property and the estate conveyed to grantee in this deed is subject to the following restrictions:

The property conveyed in this deed shall not be used for offering, promoting or engaging in Banking, financial services or any other business activity that competes with Skagit State Bank for a period of ten (10) years from the date of this deed. "Banking, financial services or any other business activity that competes with Skagit State Bank" shall be considered to include any business that offers, promotes or engages in the creation or maintenance of consumer checking or savings accounts, business checking or savings accounts, consumer or business credit cards, commercial, consumer or residential loans or lines of credit, or any other business activity in which Skagit State Bank was engaged as of the date of this Agreement, and shall not include any other business activity.

If a court of competent jurisdiction should decline to enforce any of these restrictions, the restrictions shall be deemed to be reformed to restrict the use of the property to the maximum extent, in time and scope of activities that the court shall find enforceable.

Skagit State Bank will suffer immediate and irreparable harm, which will not be compensable by damages alone, if these restrictions are repudiated or breached. If any actual, threatened or attempted repudiation or breach occurs, Skagit State Bank, in addition to and not in limitation of any other rights, remedies or damages available to it at law or in equity, shall be entitled to obtain temporary, preliminary and permanent injunctions in order to prevent or restrain any such breach, and Skagit State Bank shall not be required to post a bond as a condition for the granting of such relief.

These restrictions and their benefits and burdens shall run with the land for the term specified herein and bind the Grantor and Grantee and their respective heirs, successors and assigns and all persons possessing

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the property by, through and under the Grantor and Grantee and their respective heirs, successors and assigns.

Notwithstanding anything to the contrary herein, the Grantee shall have the right to have one(1) automated teller machine (ATM) located on the property, which ATM is substantially similar to the usual and customary ATM's utilized in the banking industry in Skagit County, Washington.

These restrictions shall survive closing and delivery of this Deed.

Dated 07/02/08

Skagit State Bank

Cheryl R. Bishop
By: Cheryl R. Bishop, President

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Cheryl R. Bishop
Is/are the person(s) who appeared before
Me, and said person(s) acknowledge she Signed this instrument, on oath stated she
Is/are authorized to execute the instrument and acknowledge that as the
President Of Skagit State Bank
to be the free and voluntary act of such party(is) for the uses and purposes mentioned in this instrument.

Dated: 7-7-08

Sandra Olson

Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires 2-20-2011



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EXHIBIT A

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence South $0^{\circ}40'30''$ West along the East line of said subdivision, a distance of 394.90 feet; thence South $88^{\circ}43'58''$ West, a distance of 164.06 feet to the true point of beginning of this description; thence South $0^{\circ}40'30''$ West a distance of 80.05 feet; thence South $88^{\circ}43'58''$ West, a distance of 90.03 feet; thence North $0^{\circ}40'30''$ East, a distance of 80.05 feet; thence North $88^{\circ}43'58''$ East, a distance of 90.03 feet to the true point of beginning of this description.

TOGETHER WITH easements created by document recorded as Auditor's File No. 786423 as follows:

An easement for ingress and egress over, across and through the North 33.00 feet of the South 113.00 feet of the following described tract of land, and an easement for 6 parking spaces in the West 90.00 feet of the following described tract less the South 113.00 feet thereof:

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence South $0^{\circ}40'30''$ West along the East line of said subdivision, a distance of 256.27 feet; thence South $89^{\circ}31'29''$ West, a distance of 30.01 feet to the true point of beginning of this description; thence South $0^{\circ}40'30''$ West a distance of 219.09 feet; thence South $88^{\circ}43'58''$ West, a distance of 224.07 feet; thence North $0^{\circ}40'30''$ East, a distance of 222.19 feet; thence North $89^{\circ}31'29''$ East, a distance of 224.00 feet to the true point of beginning of this description.

PARCEL "B":

The West 12 feet as measured along the North line thereof, the West line being a parallel to the East line of the following described tract:

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence South $0^{\circ}40'30''$ West, along the East line of said subdivision; a distance of 394.90 feet; thence South $88^{\circ}43'58''$ West, a distance of 120.07 feet to the true point of beginning of this description; thence South $0^{\circ}40'30''$ West, distance of 80.05 feet; thence South $88^{\circ}43'58''$ West, a distance of 43.99 feet; thence North $0^{\circ}40'30''$ East a distance of 80.05 feet; thence North $88^{\circ}43'58''$ East, a distance of 43.99 feet to the true point of beginning of this description.



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EXHIBIT "B"

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Multiple parties
 Dated: July 31, 1972
 Recorded: November 6, 1972
 Auditor's No.: 776418
 Purpose: Ingress, egress, parking, utilities AND OTHER PURPOSES
 Area Affected: Portion of subject property and other property

Said easement document also contains provisions in the nature of conditions, covenants and restrictions.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pay 'N Save, et al
 Dated: July 24, 1972
 Recorded: December 7, 1972
 Auditor's No.: 777911
 Purpose: Ingress, egress AND OTHER PURPOSES
 Area Affected: Portion of subject property and other property

Said easement document also contains provisions in the nature of conditions, covenants and restrictions.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 10, 1973
 Recorded: April 16, 1974
 Auditor's No.: 799411
 Executed By: Island Savings and Loan Association
 Affects: Parcel "B"

Said document is a rerecording of Auditor's File No. 792519.

D. Any question that may arise regarding the exact size and location of the six parking spaces set forth as a portion of Parcel "A" on Schedule "C".

