

When recorded return to:
LJB Mount Vernon LLC
17120 9th Avenue SE
Mill Creek, WA 98012



201008300131
Skagit County Auditor

8/30/2010 Page 1 of 2 3:49PM

Order No. 99836

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) **State Street Retail Center, LLC**, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to **LJB Mount Vernon LLC**, a Washington Limited Liability Company the following described estate, situated in the County of Skagit , State of Washington:

Lot 8, "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN", as recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

SUBJECT TO: Exceptions -- Exhibit "A" attached hereto and made a part thereof

Tax Parcel Number(s): P126621, 8072-000-008-0000

GUARDIAN NORTHWEST TITLE CO.

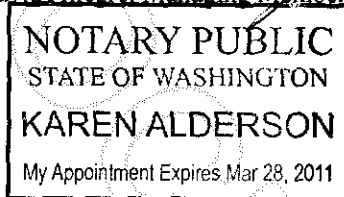
99836-1

Dated: 6/28/2010

State Street Retail Center, LLC

By: Dan R. Mitzel, Managing Member

By: David Allegre, Managing Member



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dan R. Mitzel & David Allegre is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the Managing Members of State Street Retail Center, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-28-10

Karen Alderson
Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham, Washington
My appointment expires: 3/28/2011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2630
AUG 30 2010

Amount Paid \$ 46,285.00
Skagit Co. Treasurer
By MAM Deputy

EXCEPTIONS: Exhibit "A"

A. Relinquishment of rights of access to State Highway and of light, view and air under terms of Decree of Appropriation, entered November 12, 1973 in Skagit County Cause No. 32903.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 3, 2006
Auditor's No.: 200602030192

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: May 11, 2006
Recorded: May 22, 2006
Auditor's No.: 200605220171
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: All streets and road rights-of-way and a strip of land 10 feet in width parallel to private/public street and road rights-of-way

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING SITE PLAN:

Binding Site Plan South Mount Vernon Business Park Binding Site Plan
Recorded: September 10, 2007
Auditor's No.: 200709100133



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