

AFTER RECORDING MAIL TO:



201307290197

Skagit County Auditor \$73.00  
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SMVBP, LLC  
1111 Cleveland Avenue  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
Escrow Number: 106337

GUARDIAN NORTHWEST TITLE CO.  
QUIT CLAIM DEED 106337-1

THE GRANTOR Pivotal Solutions, Inc., Liquidating Plan Administrator for State Street Retail Center, LLC, US Bankruptcy Court for the Western District of Washington Case No. 11-24213KAO for and in consideration of WAC No. 458-61A-207 conveys and quit claims to SMVBP, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

Lots 2, 3, 4, 6, 7 and 11, as delineated on "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN No. LU05-061", as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

Tax Parcel Number(s): P126616, 8072-000-003-0000, P126615, 8072-000-002-0000, P126617, 8072-000-004-0000, P126619, 8072-000-006-0000, P126620, 8072-000-007-0000, P126624, 8072-000-011-0000

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Dated: July 26, 2013

Pivotal Solutions, Inc., Liquidating Plan Administrator for State Street Retail Center, LLC

*Richard A. Hooper*

By: Richard A. Hooper, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20132985

JUL 29 2013

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *MM* Deputy

STATE OF Washington  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Richard A. Hooper is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of Pivotal Solutions, Inc., Liquidating Plan Administrator for 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: July 26, 2013 *[Signature]*



Notary Public in and for the State of Washington  
Residing at Kent  
My appointment expires: 6/12/14

# 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. Any question as to a mislocated fenceline along the South line of the subject property as delineated on the face of Survey recorded under Auditor's File No. 9405310082.

C. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

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

D. 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 (affects Parcel "B")

E. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200602030191.

F. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: South Mount Vernon Business Park, BSP LU05-061  
Recorded: September 10, 2007  
Auditor's No.: 200709100133

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

Executed By: State Street Retail Center, LLC, et al  
Recorded: August 26, 2011  
Auditor's No.: 201108260079



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