



201312310026

When recorded return to:
NWCC Investments XI, LLC
2756 NE 45th Street, Suite 104
Seattle, WA 98105

Skagit County Auditor \$74.00
12/31/2013 Page 1 of 3 10:24AM

Recorded at the request of:
Guardian Northwest Title
File Number: A106926

Statutory Warranty Deed *A106926-1*
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ernie Ward and Patti Ward, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NWCC Investments XI, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 18, Township 34 North, Range 4 East; W.M., Portion NE 1/4 - SE 1/4

For Full Legal See Attached Exhibit "A"

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 as described in Exhibit "B" attached hereto.

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

Dated ~~12/10/2013~~ 12/17/2013

Ernie Ward
Ernie Ward

Patti Ward
Patti Ward

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20135209
DEC 31 2013

STATE OF Washington
COUNTY OF Skagit Snohomish SS:

Amount Paid \$6,680.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

I certify that I know or have satisfactory evidence that Ernie Ward and Patti Ward, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12/17/2013

Cindi Rydell
Printed Name:
Notary Public in and for the State of Washington
Residing at Snohomish
My appointment expires: 4-26-2014

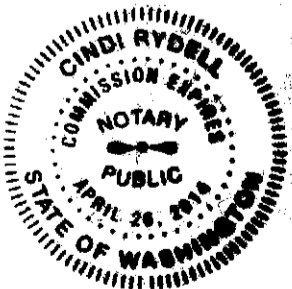


EXHIBIT A

PARCEL "A":

That portion of the Northeast ¼ of the Southeast ¼ 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°40'30" West along the East line of said subdivision, a distance of 394.90 feet; thence South 88°43'58" West, a distance of 164.06 feet to the true point of beginning of this description; thence South 0°40'30" West a distance of 80.05 feet; thence South 88°43'58" West, a distance of 90.03 feet; thence North 0°40'30" East, a distance of 80.05 feet; thence North 88°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 ¼ of the Southeast ¼ 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°40'30" West along the East line of said subdivision, a distance of 256.27 feet; thence South 89°31'29" West, a distance of 30.01 feet to the true point of beginning of this description; thence South 0°40'30" West a distance of 219.09 feet; thence South 88°43'58" West, a distance of 224.07 feet; thence North 0°40'30" East, a distance of 222.19 feet; thence North 89°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 ¼ of the Southeast ¼ 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°40'30" West, along the East line of said subdivision; a distance of 394.90 feet; thence South 88°43'58" West, a distance of 120.07 feet to the true point of beginning of this description; thence South 0°40'30" West, distance of 80.05 feet; thence South 88°43'58" West, a distance of 43.99 feet; thence North 0°40'30" East a distance of 80.05 feet; thence North 88°43'58" East, a distance of 43.99 feet to the true point of beginning of this description.



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EXHIBIT B

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".

E. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Skagit State Bank
Recorded: July 8, 2008
Auditor's No.: 200807080019
(See document for land usage restrictions.)



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