

AFTER RECORDING MAIL TO:

**PeaceHealth, a Washington public benefit Corp.
1115 SE 164th Ave.
Vancouver, WA 98683-9928**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-176158-OE**

Statutory Warranty Deed

THE GRANTOR SVMC, LLC a Washington Limited Liability Company, formerly known as SVMC, PLLC, a Washington Professional Limited Liability Company, successor by merger dated July 28, 2010 with Skagit Valley Medical Center, Inc., PS. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PEACEHEALTH, a Washington public benefit Corporation, the following described real estate, situated in the County of Skagit, State of Washington.

**Abbreviated Legal:
Unit 2, Pavilion Condo.**

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4923-000-002-1000, P129810

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-176158-OE.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5917
Dec 28 2021
Amount Paid \$212805.00
Skagit County Treasurer
By Lena Thompson Deputy

(Attached to Statutory Warranty Deed)

Dated December 20, 2021

SVMC, LLC, a Washington Limited Liability Company

Morris Johnson
By: Morris Johnson, Manager

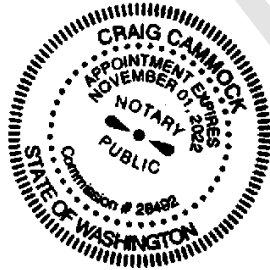
Lennart Bentsen
By: Lennart Bentsen, Manager

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Morris G. Johnson and Lennart Bentsen are the person(s) who appeared before me, and said person(s) acknowledge they signed this instrument, on oath stated they are authorized to execute the instrument and acknowledge that as the Managers of SVMC, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-20-2021

Printed Name: _____
Notary Public in and for the State of Washington
Residing Mount Vernon WA
My appointment expires: 11-1-2022



LPB

EXHIBIT A

PARCEL "A":

The leasehold estate created by that certain lease by and between Skagit County Public Hospital District #304 (d/b/a United General Hospital) and J & J Skagit L.L.C. as described in the Memorandum of Lease recorded on September 27, 2006, under Auditor's File No. 200609270118, records of Skagit County, Washington, as subsequently amended by that certain Quitclaim Deed and Partial Assignment of Lease and Easement, recorded on October 15, 2007, under Auditor's File No. 200710150086, records of Skagit County, Washington; as subsequently amended by that certain Memorandum of Assignment of Lease between SVMC LLC, a Washington limited liability company, formerly known as SVMC, PLLC, a Washington professional limited liability company, successor by merger dated July 28, 2010, with SKAGIT VALLEY MEDICAL CENTER, INC., P.S., a Washington professional corporation and PeaceHealth, dated 12/28/21, recorded on 12/28/21, under Auditor's File No. ~~20112280134~~, records of Skagit County, Washington.

PARCEL "B":

Unit 2, "THE PAVILION CONDOMINIUM," according to the declaration thereof, recorded April 4, 2007, under Auditor's File No. 200704040079, records of Skagit County, Washington, and the Survey Map and Plans recorded April 4, 2007, under Auditor's File No. 200704040078, records of Skagit County, Washington; and being a portion of the West ½ of the Southeast ¼ of the Northeast ¼ of Section 27, Township 35 North, Range 4 East, W.M.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "C":

An easement for ingress, egress and utilities over land known as "Hospital Drive" as it existed on November 8, 2021; Hospital Drive is more particularly described below as:

Those portions of PARCELS A, B, C and D of the survey for United General Hospital District #304, recorded under Auditor's File No. 200504290057 described as follows:

Commencing at the Southeast corner of said PARCEL D; thence N 89°09'10" W along the South line of said PARCEL D, a distance of 23.56 feet to the point of beginning of this description; thence N 00°33'54" W, a distance of 112.42 feet to the point of curvature of a curve to the right having a radius of 25.00 feet; thence Northeasterly and Easterly along said curve through a central angle of 90°33'54", and an arc distance of 39.52 feet; thence S 90°00'00" E, a distance of 14.81 feet to the west line of the Parking Easement Parcel as described in Exhibit E of that certain Access Easement recorded under Skagit

PARCEL "C" continued:

County Auditor's File No. 200609270120; thence N 00°00'00" E along said West line, a distance of 34.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 10.00 feet and a chord bearing of S 45°00'00" W; thence Southwesterly and Westerly along said curve through a central angle of 90°00'00" and an arc distance of 15.71 feet; thence N 90°00'00" W, a distance of 15.44 feet; thence N 78°20'08" W, a distance of 57.55 feet; thence N 65°28'21" W, a distance of 6.63 feet to the point of curvature of a curve to the left having a radius of 24.45 feet; thence Westerly along said curve through a central angle of 22°48'39" and an arc distance of 9.74 feet; thence N 88°17'00" W, a distance of 589.78 feet; thence N 88°30'43" W, a distance of 274.82 feet; thence N 87°53'33" W, a distance of 359.06 feet to the point of curvature of a curve to the right having a radius of 35.73 feet; thence Westerly along said curve through a central angle of 44°10'36" and an arc distance of 27.55 feet to the East line of Collins Road also being the west line of PARCEL C of the above described survey for United General Hospital District #304; thence S 00°52'34" W along said West line, a distance of 28.19 feet to the Southwest corner of said PARCEL C; thence S 88°42'00" E, along the South line of said PARCEL C, a distance of 10.00 feet to the Northwest corner of Lot 2 of Short Plat No. SW 03-93 recorded in Volume 11 of Short Plats at Page 17, records of Skagit County, Washington; thence S 00°52'34" W along the West line of said Lot 2, a distance of 14.68 feet to the point of curvature of a non-tangent curve to the right having a radius of 35.01 feet and a chord bearing of N 75°41'25" E; thence along said curve through a central angle of 32°23'30" and an arc distance of 19.79 feet; thence S 88°06'51" E, a distance of 321.20 feet to the East line of Lot 1 of said Short Plat No. SW 03-93; thence S 87°36'14" E, a distance of 308.73 feet; thence S 88°20'18" E, a distance of 543.14 feet to the point of curvature of a curve to the right having a radius of 180.50 feet; thence Easterly along said curve through a central angle of 17°29'07" and an arc distance of 55.08 feet to the point of compound curvature of a curve to the right having a radius of 17.71 feet; thence Southeasterly along said curve through a central angle of 50°07'47" and an arc distance of 15.50 feet to a point of compound curvature of a curve to the right having a radius of 154.43 feet; thence Southerly along said curve through a central angle of 20°09'29" and an arc distance of 54.33 feet; thence S 00°33'54" E, a distance of 75.84 feet to the South line of said PARCEL D; thence S 89°09'10" E a distance of 30.01 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The Parking Easement as shown on survey recorded on April 29, 2005, under Auditor's File No. 200504290057 and as disclosed in document recorded on September 27, 2006, under Auditor's File No. 200609270120, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

An easement for ingress, egress and utilities over land known as "Hospital Drive", said easement described in document recorded on 12/28/21, under Auditor's File No. 202112280135, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Exhibit "B"

1. Municipal assessments and impact fees, if any, levied by the City of Sedro-Woolley, none due or payable.
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry. Together with the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed:

Executed By: W.M. Lindsey and Emma S. Lindsey, husband
and wife
From: The State of Washington
Recorded: October 27, 1902
Auditor's No.: 41853 (Volume 49, page 232)

3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Declaration Dated: July 1, 1961
Recorded: July 7, 1961
Auditor's No.: 609619

Including but not limited to the following:

"SUBJECT TO the restrictive covenant that a motel or motor hotel shall NOT be constructed nor operated upon any of the property hereinabove first described."

NOTE: Document was modified by instrument recorded on April 30, 1997, under Auditor's File No. 9704300114.

4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Herbert A. Causland, Jr. and Sylvia May
Causland, husband and wife
And: City of Sedro-Woolley

Recorded: June 28, 1965
Auditor's No.: 668139

5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Berhamnel Co., Inc.
And: City of Sedro-Woolley
Recorded: June 28, 1965
Auditor's No.: 668142

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The Puget Sound Power & Light Company,
a corporation, or its successors or assigns
Purpose: To convey, transmit, carry or send electrical
current and energy
Area Affected: Exact location not disclosed
Dated: October 20, 1966
Recorded: January 4, 1967
Auditor's No.: 692953

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Purpose: The right to select the route for road and construct,
maintain, inspect, operate, protect, repair, replace,
alter and remove a pipeline or pipelines for the
transportation of oil, gas and the products
Area Affected: Exact location not disclosed
Dated: November 4, 1969
Recorded: February 21, 1970 and March 12, 1970
Auditor's Nos.: 735138 and 736878, (re-record of 735143),
respectively

8. MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: June 21, 1991
Volume/Page: Volume 11 of Surveys, at page 93
Auditor's File No.: 9106210035

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington
Corporation
Purpose: The right to construct, operate, maintain, repair,

replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity

Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated

Dated: July 13, 2006
Recorded: July 26, 2006
Auditor's No.: 200607260045

10. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: April 4, 2007
Auditor's File No.: 200704040078

11. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: April 4, 2007
Auditor's No.: 200704040079

12. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Public Utility District No. 1 of Skagit County
And: J&J Skagit, LLC or its successor or assigns
Dated: July 6, 2007
Recorded: August 30, 2007
Auditor's No.: 200708300068
Regarding: Water Service Contract

Said instrument is a re-recording of Auditor's File No. 200707180100.

13. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, DISCLOSED BY INSTRUMENT(S):

Recorded: July 18, 2007
Auditor's No.: 200707180095
In Favor Of: Public Utility District No. 1 of Skagit County
For:

The perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of water and communication lines or other similar public

services, related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water, sewer and electronic information.

UNOFFICIAL DOCUMENT