

POOR ORIGINAL



201603030058

When recorded return to:
College Way, LLC
1522 Alpine View Drive
Mount Vernon, WA 98274

Skagit County Auditor
3/3/2016 Page

\$75.00
1 of 3 2:09PM

Recorded at the request of:
Guardian Northwest Title
File Number: 110767

Statutory Warranty Deed

THE GRANTOR John-Mark Investments, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~All Smiley, Inc., a Washington Corporation~~ the following described real estate, situated in the County of Skagit, State of Washington.

110767
GUARDIAN NORTHWEST TITLE CO.

*College Way LLC, a Washington
limited liability
company*

Abbreviated Legal:

Unit 1930 Building A, Smiley-Gubrud Retail Center Condo

Tax Parcel Number(s): P111820, 4697-000-001-0000

Unit 1930, Building A, "SMILEY-GUBRUD RETAIL CENTER CONDOMINIUM", according to the plat thereof recorded in Volume 16 of Plats, pages 179 and 180, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 3-1-16

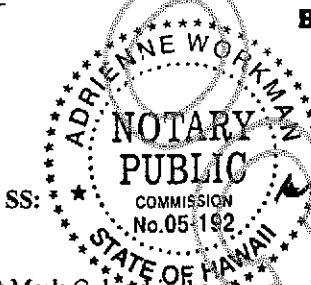
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 686
MAR 03 2016

John-Mark Investments, Inc.

Mark Gubrud
By: Mark Gubrud, President

Amount Paid \$9,439.⁰⁰
Skagit Co. Treasurer
By *Adam Dwyer*

STATE OF Hawaii
COUNTY OF Maui



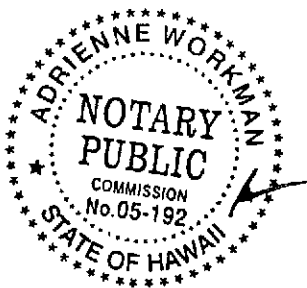
SS:

I certify that I know or have satisfactory evidence that Mark Gubrud is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of John-Mark Investments, Inc. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: March 1, 2016

Adrienne Workman
Adrienne Workman, Notary Public
Notary Public in and for the State of Hawaii
Residing at Lahaina Hawaii Maui
My appointment expires: 4-3-2017

ADRIENNE WORKMAN
My commission expires 4-3-2017



Doc Date: March 1, 2016 # Pages (1) One

Adrienne Workman, Notary Public, Second Circuit

Doc. Description: Statutory Warranty Deed

Adrienne Workman
Notary Signature 03/01/2016
Date

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Geoffrey A. Goldfinch and Carlene A. Goldfinch
Recorded: December 11, 1989
Auditor's No. 8912110051
Purpose: Construction of sewer line service, together with the right to maintain, repair and replace said sewer line
Area Affected: East 20 feet of subject plat/condominium

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: April 29, 1991
Auditor's No. 9104290055
Purpose: Highway slopes and/or embankment
Area Affected: North 10 feet of the subject plat/condominium

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: Grace Moore
Dated: March 3, 1986
Recorded: April 3, 1986
Auditor's No.: 8604030038
Regarding: Sidewalks, curbs, gutters, storm drainage, street lighting, pavement, etc.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: June 17, 1991
Auditor's No. 9106170095
Purpose: Constructing and maintaining highway slopes
Area Affected: All that portion lying Northerly of a line drawn parallel with and 50 feet Southerly of, when measured at right angles to, the SR 538 survey line of SR 538, Jct. SR 5 to LaVenture Road.

E. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

F. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: August 18, 1997
Auditor's File No.: 9708180069

Including the right of the declarant to withdraw portions of the common elements and/or to encumber any portion of said common elements.

G. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Smiley-Gubrud Retail Center Condominium
Recorded: August 18, 1997
Auditor's No.: 9708180068

I. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Smiley-Gubrud Retail Center Condominium, or any amendment thereto or under the by-laws adopted pursuant to said Declaration.

J. TERMS AND CONDITIONS OF COVENANT NOT TO COMPETE:

Dated: May 1, 1997
Recorded: June 3, 1997
Auditor's No.: 9706030055