

WASHINGTON TITLE INSURANCE CO.

MAY 3 2 35 PM '65

VERNER H. CO. AUDITOR

DEPUTY

RECORDED IN VOL. Deeds

## STATUTORY WARRANTY DEED

Exhibit 7

Paid \$ 3,625 Date 5-3-65

Interest Paid \$ \_\_\_\_\_

Rec. No. 0130

Benton County Treasurer

By [Signature] Deputy Treasurer

THE GRANTOR, ALBERTSON'S, INC., a Nevada corporation, qualified to transact business in the State of Washington, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, conveys and warrants to CHELTENHAM PROPERTIES, INC., a Delaware corporation, the following described real estate, situated in the County of Benton, State of Washington:

That portion of Lot 4, Block 626, "Plat of Richland", as recorded in Volumes 6 and 7 of Plats, records of Benton County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 4; thence North  $0^{\circ}48'50''$  West along the West line of said Lot and the East line of Stevens Drive 383.79 feet to the Southwest corner of Lot 1; thence North  $89^{\circ}14'05''$  East along the line common to Lots 1 and 4, 130.36 feet to the Southeast corner of Lot 1; thence North  $0^{\circ}48'50''$  West along the line common to Lots 1 and 4, 194.70 feet to the Northeast corner of said Lot 1, said corner being on the South line of Knight Street; thence North  $88^{\circ}56'35''$  East along the most northerly line of Lot 4, and the South line of Knight Street 69.62 feet to the Northwest corner of Lot 2; thence South  $0^{\circ}45'55''$  East along the line common to Lots 2 and 4, 211.07 feet to the Southwest corner of Lot 2; thence North  $89^{\circ}14'05''$  East along the line common to Lots 2 and 4, 100.66 feet to a point which is 59.34 feet from the Southeast corner of said Lot 2; thence South  $0^{\circ}45'55''$  East 367.93 feet to a point on the South line of Lot 4, said point being on the North line of Lee Boulevard and 77.33 feet from the Southeast corner of said Lot 4; thence South  $89^{\circ}14'25''$  West along the South line of said Lot 4 and the North line of Lee Boulevard, 300.03 feet to the Point of Beginning.

## SUBJECT TO:

1. Easement for utilities as established in the dedication of "Plat of Richland", described as follows: Easement 10 feet in width, extending from the Southeast corner of Lot 1, Block 626, in an easterly direction to the Southwest corner of Lot 2, Block 626, said "Plat of Richland"; Easement 10 feet in width, running from the Southeast corner of Lot 3, Block 626, southwesterly to a point on the South line of Lot 4, Block 626, said point being 118 feet West from the Southeast corner of said Lot 4, Block 626, Plat of Richland.
2. An easement granted by Albertson's, Inc., a Nevada corporation, to United States of America, to use, maintain, repair and replace an existing utility line and appurtenances, which serves Lot 1, Block 626, Plat of Richland, and which easement is situated in Lot 4, Block 626, Plat of Richland, according to plat recorded in Volumes 6 and 7 of Plats, records of Benton County, Washington; said easement being situated in the following described portion of said Lot 4; Beginning at the Northeast corner of Lot 1; thence East along the South border of Knight Street 30 feet; thence Southwesterly in a straight line to a point on the East line of said Lot 1, 20 feet from the said Northeast corner of Lot 1; thence North to the point of beginning; provided, however, no excavation rights are included to utilize said easement in that portion of said easement upon which is situated any building existing as of December 13, 1960; and

# 540882



provided further, that the owner of said Lot 4, its successors, and assigns shall have, at its own expense, and after having given reasonable notice thereof to the owner of the aforesaid Lot 1, the right to relocate the said utility line anywhere within said Lot 4, so long as such is done in accordance with accepted plumbing practices and without unduly interrupting or impairing the use of said utility line; and, provided further, that this easement is subservient to any easement rights of the United States of America and its assigns, as defined in said Plat and the Amendment thereto; provided for in Quit Claim Deed recorded July 26, 1961, under Auditor's file No. 459882.

3. Easement for utilities reserved over portion of Lots 3 and 4, Block 626, Plat of Richland, granted by Albertson's, Inc., a Nevada corporation, to City of Richland, Washington, a municipal corporation, by instrument dated June 19, 1961, recorded July 26, 1961, under auditor's file No. 459885.

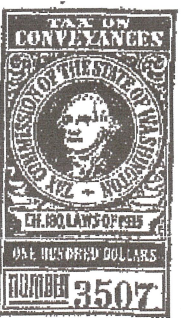
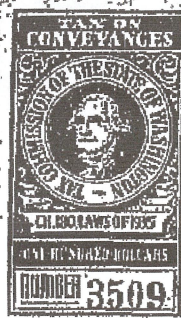
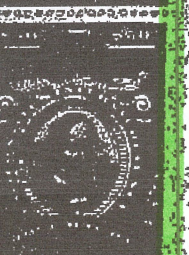
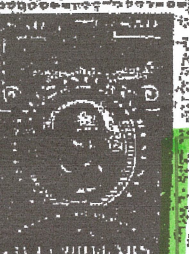
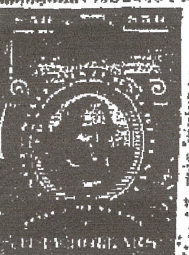
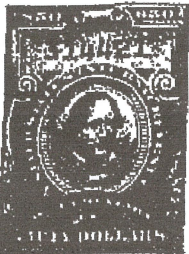
4. Lease dated June 28, 1963, by Albertson's, Inc., a Nevada corporation, Lessor, to Skaggs Drug Centers, Inc., a Utah corporation, Lessee, for a term of twenty (20) years, commencing on June 28, 1963, and terminating on June 27, 1983, plus two (2) additional successive five year options to extend said term, recorded November 12, 1963, under auditor's file No. 509584.

5. Grantor reserves to itself, its successors and assigns, and for the benefit of the easterly adjoining property, hereinbelow described, the right in common with Grantee of mutual ingress and egress by vehicular or pedestrian traffic over and across the common, adjoining boundary line between the premises herein conveyed and said easterly adjoining property; except where any building is or may be located, and further, neither the Grantee nor Grantor shall erect any barricades or fences now or in the future which prevent or hinder such ingress and egress.

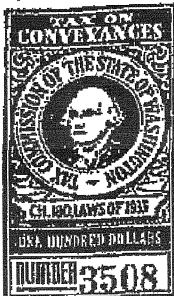
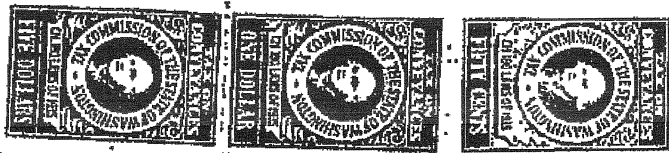
Said Easterly adjoining property is described as:

Lot 3 and a portion of Lot 4, Block 626, "Plat of Richland", as recorded in Volumes 6 and 7 of Plats, records of Benton County, Washington, the total perimeter thereof being described as follows:

Beginning at the Southeast corner of said Lot 4; thence South  $89^{\circ}14'25''$  West along the South line of said Lot and the North line of Lee Boulevard, 77.33 feet; thence North  $0^{\circ}45'55''$  West 367.93 feet to a point on the North line of said Lot 4; thence North  $89^{\circ}14'05''$  East along said North line 59.34 feet to the Southwest corner of said Lot 3; thence North  $0^{\circ}45'55''$  West along the West line of said Lot 3, 211.88 feet to the Northwest corner thereof, said corner being on the South line of Knight Street; thence North  $88^{\circ}56'35''$  East along the North line of said Lot 3 and the South line of Knight Street 77.05 feet to the Northeast corner of said Lot 3, said corner being the intersection of the South line of Knight Street and the westerly line of Goethals Avenue; thence South  $5^{\circ}03'43''$  West along the East lines of said Lots 3 and 4 and the westerly line of Goethals Avenue 583.12 feet to the Southeast corner of said Lot 4, the Point of Beginning.





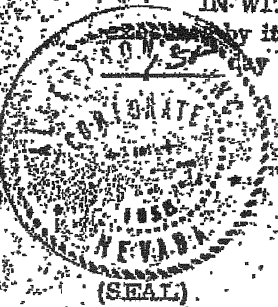


6. Grantor reserves to itself, its successors and assigns, and for the benefit of the Easterly adjoining property, the right to reasonably use in common with Grantee any areas of the herein conveyed property that are now and in the future, except any areas where any buildings may from time to time be located, used for parking and vehicular and pedestrian ingress, egress and traveling. Grantor hereby grants to Grantee, its successors and assigns and for the benefit of the property herein conveyed, the right to reasonably use in common with Grantor any areas of the Easterly adjoining property that are now and in the future, except any areas where any buildings may from time to time be located, used for parking and vehicular and pedestrian ingress, egress and traveling.

7. An Assignment by Albertson's, Inc. of the Skaggs Drug Centers, Inc. Lease to Cheltenham Properties, Inc., and acceptance thereof by the Assignee, dated the 15<sup>th</sup> day of May, 1965. A later Assignment by Cheltenham Properties, Inc. of said Skaggs Drug Centers, Inc. Lease to Albertson's, Inc., dated the 15<sup>th</sup> day of May, 1965.

8. Subject to any utility or service lines that are or may be permitted to serve the herein conveyed premises.

IN WITNESS WHEREOF, said corporation has caused this instrument to be signed by its proper officers and its corporate seal to be hereunto affixed this 15<sup>th</sup> day of May, 1965.



ALBERTSON'S, INC.

By: J. L. Berlin President  
Attest: Roy G. Maxey Secretary

STATE OF IDAHO )  
County of Ada ) ss:

On this 30<sup>th</sup> day of April, 1965, before me personally appeared J. L. BERLIN and ROY G. MAXEY, to me known to be the President and Secretary respectively, of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Minnie B. Armstrong  
Notary Public in and for Idaho  
Residing at Boise, Idaho



My Commission Expires:  
3-22-69

