

199908310014
Kathy Hill, Skagit County Auditor
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Return Address:

Robert Baronsky

Eisenhower & Carlson, PLLC
601 Union St., #2830
Seattle, WA 98101

Warranty Deed (Statutory Form)

FIRST AMERICAN TITLE CO.

Indexing information required by the Washington State Auditor's/Recorder's Office, (RCW 36.18 and RCW 85.04) 1/97: 57427 (please print last name first)
Reference # (If applicable): _____
Grantor(s): (1) General Acceptance Corp. (2) _____ Addl' on pg _____
Grantee(s): (1) B&E Investments, LLC (2) _____ Addl' on pg _____
Legal Description(abbreviated): S. 50 ft. Tract 8, portion Tract 9 Addl' legal is on pg _____
Assessor's Property Tax Parcel /Account # 4129-018-900-0902 (L74487)

The Grantor General Acceptance Corporation

residing at _____

for and in consideration of the sum of valuable
consideration received XXXXXXXXXX, in hand paid, conveyed and warrants to
B&E Investments, LLC, the Grantee,
the following described real estate:

See Exhibit A attached hereto for legal descriptions.

Subject to exceptions set forth on Exhibit B hereto.

situated in the County of Skagit, State of Washington

Dated this 24th day of July, August, 1999.

31232
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

GENERAL ACCEPTANCE CORPORATION

BY: John L. Linn, President

STATE OF WASHINGTON,

AUG 31 1999

Its President _____

Amount Paid \$ (INDIVIDUAL ACKNOWLEDGEMENT)

County of _____ By John L. Linn Deputy

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that _____ signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____.

Print Name _____

Notary Public in and for the State of _____

My appointment expires: _____



Warranty Deed (Statutory Form)

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MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER.

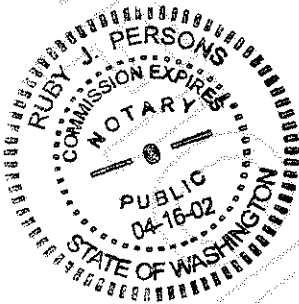
STATE OF WASHINGTON,

SS. (CORPORATE ACKNOWLEDGEMENT)

County of King

On this 24 day of August, 1999 personally appeared before me
Jack D. Funes to me known to be the president of the
corporation that executed the within and foregoing instrument, and acknowledged said instrument to be free and voluntary act
and deed, of said corporation, for the uses and purposes therein mentioned, and on oath stated that he
authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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



Ruby Persons

Print Name RUBY PERSONS

Notary Public in and for the State of Washington

My appointment expires: 4/16/02



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The land referred to herein is situated in the County of Skagit,
State of Washington, and is described as follows:

PARCEL "A":

The Southerly 50 feet of Tract 8, "CORRECTED SUPPLEMENT TO PLATE NO. 18, LA CONNER TIDELANDS", according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington, EXCEPT any portion thereof lying within the boundaries of that certain tract conveyed to J. C. Foster by deed dated April 19, 1902, and recorded May 9, 1902, in Volume 46 of Deeds, page 547, records of Skagit County, Washington, AND EXCEPT street.

That portion of Tract 9 "CORRECTED SUPPLEMENT TO PLATE NO. 18, LA CONNER TIDELANDS", according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington, lying Northerly of the following described line:

Beginning at a point on the Westerly line of First Street, which is South 31 degrees 13' West, a distance of 140 feet from the Southerly line of Benton Street, said point being on the Southerly line, produced Easterly of a tract conveyed to Fredrick S. Martin, et ux, by Deed dated July 23, 1956, recorded July 24, 1956, in Volume 279 of Deeds, page 749, as Auditor's File No. 539176; thence North 31 degrees 13' East along First Street, 29 feet to the true point of beginning of said line; thence North 58 degrees 47' West to the Inner Harbor Line and the terminal point of said line; EXCEPT that portion thereof lying within the existing boundary of said First Street.

A LEASEHOLD INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

PARCEL "B":

That portion of the harbor area as shown on the 1986 supplemental Map of La Conner Harbor fronting a portion of Tracts 8 and 9, "CORRECTED SUPPLEMENT TO PLATE 18, LA CONNER TIDELANDS", included within the limits of the following described tract:

Begining at a point on the inner harbor line which is South 31 degrees 13' West 55 feet from the Southerly boundary of Benton Street, and running thence North 58 degrees 47' West 105 feet across the harbor area to the outer harbor line, thence South 58 degrees 47' East 105 feet to the inner harbor line, and thence North 31 degrees 13' East 55 feet along said inner harbor line to the point of beginning, as shown on the official maps of La Conner Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

Exhibit A



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EXHIBIT B

1. Municipal assessments, if any, levied by Town of LaConner.
2. State Tidelands lease recorded under Aud. No. 8709020041; assigned successively under Aud. No. 8806150049 and Aud. No. 8810120033 (affects Parcel B).
3. Leaseholds and tenancies, recorded or unrecorded and rights of tenants thereunder.
4. Reservations and rights under deed recorded under Aud. No. 314767.
5. Reservations under instrument dated September 10, 1872 and recorded December 11, 1877.
6. Any question of encroachment of building overlapping on Parcel B, as shown on Ex. A attached to lease recorded under Aud. No. 8709020041.
7. Terms, provisions and reservations under Submerged Land Act (43 USCA 1301-1311) and rights of USA to regulate commerce, navigation, flood control, fishing and production of power.
8. Liability to assessment for Skagit County general taxes, if any (Parcel B only).



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