

AFTER RECORDING MAIL TO:

Skagit MML, LLC  
P.O. Box 6029  
Bellingham, WA 98227



199909010076  
Kathy Hill, Skagit County Auditor  
9/1/1999 Page 1 of 4 11:30:02AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-89744-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Thomas W. Buggia, Sheila Archangeli Buggia  
Grantee(s): Skagit MML, LLC  
Abbreviated Legal: Ptn: Government Lot 4, 7-36-4 EWM  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 360407-0-008-0017/R48992

**THE GRANTOR** THOMAS W. BUGGIA and SHEILA ARCHANGELI BUGGIA, husband and wife, as to an undivided 1/2 interest and in T.B. ENTERPRISES, a Washington Corporation, as to an undivided 1/2 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SKAGIT MMI LLC the following described real estate, situated in the County of Skagit , State of Washington:  
See Attached Exhibit A

31281  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

SEP 1 - 1999

See Attached Exhibit B

Dated this 30th day of August, 1999

By T.B. Enterprises, Inc.

By

Thomas W. Buggia

Amount Paid \$ 1530.00  
By: Thomas W. Buggia Skagit County Treasurer  
Deputy

By

Thomas W. Buggia, President

By

Sheila Archangeli Buggia

STATE OF WASHINGTON

County of SKAGIT

SS:

Subs POA

I certify that I know or have satisfactory evidence that THOMAS W. BUGGIA is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the PRESIDENT of T.B. ENTERPRISES

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 30, 1999

Candace M. Taylor  
Candace M. Taylor

Notary Public in and for the State of WASHINGTON

Residing at MOUNT VERNON

My appointment expires: 1/01/2001

STATE OF Washington }  
County of Skagit } SS:

On this 30<sup>th</sup> day of August, 1999 before me personally appeared Thomas W. Buggia, to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Sheila Archangeli Buggia and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self and also as the free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)

Candace M. Taylor  
Candace M. Taylor  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 01/01/01



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## Exhibit A

### DESCRIPTION:

That portion of Government Lot 4 of Section 7, Township 36 North, Range 4 East W.M., Skagit County, Wa., described as follows:

Beginning at the Southwest corner of said Government Lot 4;  
thence South 89 degrees 01'34" East 1451.78 feet to the Southeast corner of said Government Lot 4, being the Southeast corner of Skagit County Short Plat No. 11-85, as filed under Auditor's File No. 8603110018;  
thence North 00 degrees 18'56" West along the East line of said Government Lot and said Short Plat a distance of 1201.82 feet to the Southerly line of Alger-Lake Samish Road;  
thence North 70 degrees 55'30" West along said Southerly line a distance of 261.41 feet to the centerline of Patrick Lane as shown upon said Short Plat;  
thence South 03 degrees 20'47" East, along said centerline a distance of 22.10 feet;  
thence South 25 degrees 41'33" West along said centerline a distance of 215.99 feet;  
thence South 03 degrees 03'26" West along said centerline a distance of 123.31 feet;  
thence North 89 degrees 01'34" West 290.00 feet;  
thence North 17 degrees 57'08" East 81.49 feet to the point of beginning;  
thence continuing North 17 degrees 57'08" East 23.00 feet;  
thence North 43 degrees 30'13" East 68.00 feet;  
thence North 79 degrees 43'15" West 313.91 feet to the Easterly line of Interstate Highway No. 5;  
thence South 12 degrees 27'14" West along said Easterly line a distance of 73.00 feet;  
thence South 05'44'23" East along said Easterly line a distance of 28.00 feet;  
thence departing therefrom South 84 degrees 01'02" East 269.38 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities, described as follows:

Beginning at the intersection of the Southerly line of Alger-Lake Samish Road with the Easterly line of Interstate Highway No. 5;  
thence Southerly along said Easterly line as shown on Skagit County Short Plat No. 11-85 the following courses: South 19 degrees 04'31" West 95.97 feet;  
thence South 12 degrees 27'14" West 308.83 feet;  
thence South 05 degrees 44'23" East 150.30 feet;  
thence departing from said Easterly line of Interstate Highway No. 5 South 89 degrees 01'34" East 489.51 feet to the Westerly line of Patrick Lane as shown on said Short Plat;  
thence North 03 degrees 03'26" East along said Westerly line a distance of 20.01 feet;  
thence departing therefrom North 89 degrees 01'34" West 462.38 feet to a line parallel to and 30 feet Easterly of said Easterly line of Interstate Highway No. 5;  
thence North 05 degrees 44'23" West parallel to said Easterly line a distance of 128.89 feet;  
thence North 12 degrees 27'14" East parallel to said Easterly line a distance of 69.33 feet;  
thence South 79 degrees 43'15" East 30.02 feet to a line parallel to and 60 feet Easterly of said Easterly line;  
thence North 12 degrees 27'14" East parallel to said Easterly line a distance of 230.08 feet;  
thence North 19 degrees 04'31" East parallel to said Easterly line a distance of 32.50 feet;  
thence North 66 degrees 21'56" East 88.46 feet to said Southerly line of Alger-lake Samish Road;  
thence North 70 degrees 55'30" West along said Southerly line a distance of 125.00 feet to the point of beginning.

ALSO, an easement for ingress, egress, and utilities over that portion of the above described Patrick Lane lying North of the Easterly projection of the South line of the 20-foot wide portion of the above described easement.

Situate in the County of Skagit, State of Washington.



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## Exhibit B

SUBJECT TO: Easement recorded August 4, 1909, Auditor's File No. 74846, in Volume 65 of Deeds, page 126; Condemnation by the State of Washington of right of access to state highway and of light, view and air by Decree entered October 5, 1962, in Skagit County Superior Court Cause No. 26648; Drainage Easement as set forth on the face of the Short Plat; Easement for ingress, egress and utilities as set forth on the face of the Short Plat delineated as Patrick Lane; Easement recorded October 17, 1985, under Auditor's File No. 8510170075; Notes as set forth on the face of Short Plat No. 11-85; Easement recorded July 25, 1945, under Auditor's File No. 382065; Reservation recorded April 18, 1961, under Auditor's File No. 606582; Easement recorded September 10, 1985, under Auditor's File No. 8509100031; Easement recorded August 26, 1991, under Auditor's File No. 9108260076; Terms and conditions of Special Use Permit No. SPU 91 045.ORD recorded September 1994, under Auditor's File No. 9409060056; Terms and Conditions of Conditional Use Permit recorded July 13, 1995, under Auditor's File No. 9507130016; Easement recorded July 24, 1996, under Auditor's File No. 9607240092.



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