

Filed for Record at the Request of:
EGGER BETTS AUSTIN JOHNSON, P.L.L.C.
1616 Cornwall Avenue, Suite 209
Post Office Box 2788
Bellingham, WA 98227-2788



199911020001

Kathy Hill, Skagit County Auditor
11/2/1999 Page 1 of 3 8:27:25AM

Document Title(s): Statutory Warranty Deed
Reference No. of Documents Released/Assigned: N/A
Grantor: OSCAR S. JOHNSON and MARY J. JOHNSON, husband and wife
Grantee: FII ANACORTES, L.L.C., a Washington Limited Liability Company
Abbreviated Legal: PTN GOV LOT 2, SCT 19, TWNS 35 N, RNG 2 EWM COMM AT A PT 40.00 FT E & 40.00 FT S . . .
Legal Description Attached as Exhibit "A" to this Statutory Warranty Deed.
Assessor's Tax Parcel ID #: 350219-0-012-0002 and 350219-0-015-0009

STATUTORY WARRANTY DEED

The GRANTORS, OSCAR S. JOHNSON and MARY J. JOHNSON, husband and wife, for and in consideration of transfer to a limited liability company, conveys and warrants to FII ANACORTES, L.L.C., a Washington Limited Liability Company, all of its interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

DATED this 5th day of October, 1999.

32246
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

NOV 1 1999

Amount Paid \$
Skagit Co. Treasurer
By OHW Deputy

EXHIBIT "A"

Parcel Nos. 350219-0-012-0002 & 350219-0-015-0009

That portion of Government Lot 2, Section 19, Township 35 North, Range 2, East of the Willamette Meridian, described as follows:

Commencing at a point of 40.00 feet East and 40.00 feet South of the intersection of the centerlines of Commercial Avenue and 19th Street in said City of Anacortes;
thence South along the East line of Commercial Avenue 185.52 feet, to the Northwest corner of a tract of land conveyed to Mike Keilhamer by deed recorded under auditor's file No. 228423, records of Skagit County, Washington;
thence South 89°59'00" East along the North line of said Keilhamer Tract and parallel to the centerline of 20th Street, produced East, 90.00 feet to the Northeast corner of said tract;
thence South along the East boundary of said tract and parallel to the East line of Commercial Avenue, 30.00 feet to the Southeast corner of said tract;
thence south 89°59'00" East parallel to the centerline of 20th Street produced East, and along the North lines of tracts conveyed to L.F. Welch and Roy Beebe by deeds recorded under auditor's file Nos. 385696 and 396428, records of Skagit County, Washington, 40 feet to the Northeast corner of said Beebe Tract;
thence South parallel to the East line of said Commercial Avenue, 40.00 feet to intersect said centerline of 20th Street produced East, and the Southeast corner of said Beebe tract;
thence South 89°59'00" East along said centerline 317.72 feet to intersect the Westerly right of way margin of the Great Northern Railway as conveyed by deed recorded in Volume 9 of Deeds, page 314, records of Skagit County, Washington;
thence North 23°52'17" West along said railway right of way 279.19 feet to the South line of 19th Street, produced East;
thence North 89°56'22" West along said produced South line, 334.74 feet to the point of commencement.

Situate in Skagit County, Washington.

SUBJECT TO: Easement over and across a portion of said premises for driveway purposes, including the terms and conditions of the agreement creating said easement, granted to Mike Keilhamer and Mary Keilhamer, husband and wife, by instrument dated February 25, 1948, recorded April 9, 1948, under Auditor's file No. 416732, records of Skagit County, Washington.

SUBJECT TO: Easement including the terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument recorded April 20, 1951, under Auditor's file No. 459746, records of Skagit County, to Puget Sound Power and Light Company.

SUBJECT TO: Easement including the terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument recorded March 25, 1981, under Auditor's File No. 8103250006, records of Skagit County, to Puget Sound Power and Light Company.

PROVDESC:DOCE/FILES/CLIENTS/JOHNSO-1

EXHIBIT "A".



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11/2/1999 Page 3 of 3 8:27:25AM