

When Recorded Return to:

TRANSMART PETROLEUM, INC.
2800 Roeder Avenue
Bellingham, WA 98225



200001180050
Kathy Hill, Skagit County Auditor
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Island Title Company
Order No: I13403 JLV

J-LPD

ISLAND TITLE CO. STATUTORY WARRANTY DEED

SB-15584 ✓

THE GRANTOR

NORTHWEST FUEL COMPANY, INC., a Washington corporation

for and in consideration of mere change in form or identity as per WAC 458-61-375
in hand paid, conveys and warrants to

TRANSMART PETROLEUM, L.L.C., a Washington Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 14, 15 and 16, Block 99, AMENDED PLAT OF BURLINGTON, Volume 3, page 17;
Lots 1, 2, 3, 4 and 5, Block 6, TOWN OF WOOLLEY, Volume 2, page 92;
Lots 15, 16, 17 and 18, Block 2, EASTERN ADDITION TO MOUNT VERNON, Volume 2, page 100;
Portion of Burlington Northern and Santa Fe Railway Station Ground Property at Avon, SE SE, Section 2, Township 34 North, Range 3 East of the Willamette Meridian,
All more fully described in Exhibit "A" which is attached hereto on page 2.

Subject to: Restrictions, reservations and easements of record. See Exhibit "B" which is attached hereto.

Tax parcel no.'s: 4076-099-016-0005, 4177-006-005-0001, 3718-002-018-0003,
~~BA0302-4-08-0000~~ 340302-4-008-0000

Dated: January 11, 2000

33426
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

By EDWARD LOWERY
President
Date 1/17/00

NORTHWEST FUEL COMPANY, INC. JAN 18 2000

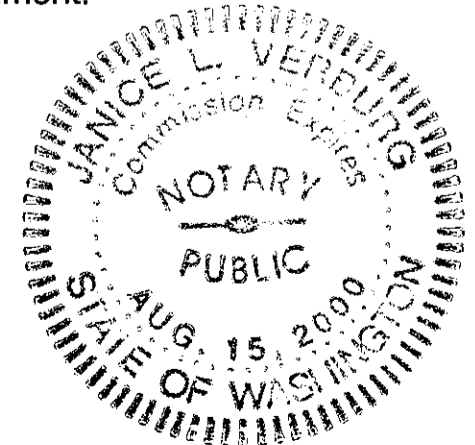
Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy
Date

STATE OF WASHINGTON
COUNTY OF Whatcom

I certify that I know or have satisfactory evidence that Edward Lowery the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of Northwest Fuel Company, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 14, 2000

Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: August 15, 2000



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EXHIBIT B

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, Quit Claimed by instrument
Recorded: November 17, 1939
Auditor's No.: 319067, records of Skagit County, WA
In favor of: Skagit County
For: Highway purposes
Affects: A portion of Parcel D
2. Easement, including the terms and conditions thereof, granted by instrument
Recorded: November 9, 1989
Auditor's No.: 8911090022, records of Skagit County, WA
In favor of: City of Burlington
For: Right-of-way
Affects: A portion of Parcel A
3. Easement, including the terms and conditions thereof, Quit Claimed by instrument
Recorded: November 28, 1990
Auditor's No.: 9011280059, records of Skagit County, WA
In favor of: Washington State Department of Transportation
For: Additional right-of-way
Affects: A portion of Parcel D
4. Rights of the public to that portion of said land, if any, lying within the right-of-way for Avon Allen Road, as disclosed by various instruments of record.
Affects: The Westerly boundary of Parcel D
5. Exceptions and reservations as contained in Deed
From: Mobil Oil Corporation, a New York corporation
Recorded: November 4, 1970
Auditor's No.: 745434, records of Skagit County, WA
As follows: Saving, excepting and reserving all oils, gas and other mineral rights in and under said property together with the exclusive right to use such portion of said property lying more than 500 feet below the surface thereof for the extraction of oil, gas and minerals from said property of properties in the vicinity thereof; however, with no rights of surface entry whatsoever
Affects: Parcel A

continued



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SCHEDULE B-001
Page 2

6. Exceptions and reservations as contained in Deed
From: The Burlington Northern and Santa Fe Railway Company
Recorded: November 28, 1990
Auditor's No.: 9011280059, records of Skagit County, WA
As follows: Reserving, however, unto the Grantor, its successors and assigns, the right to construct, maintain, use, operate, relocate, reconstruct and renew such tracks and facilities as it may at any time, and from time to time, desire within the limits of the land herein before described, including the right and privilege to use said land for any and all purposes, not inconsistent with the use thereof for highway purposes
Affects: A portion of Parcel D
7. Exceptions and reservations as contained in Deed
From: The Burlington Northern and Santa Fe Railway Company, a Delaware corporation
Recorded: December 11, 1997
Auditor's No.: 9712110022, records of Skagit County, WA
As follows: Excepting and reserving, unto Grantor, its successors and assigns, all of the coal, oil, gas, casing-head gas and all ores and minerals of every kind and nature, including sand and gravel underlying the surface of the Property herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the Property herein conveyed, together with the right of access at all times to exercise said rights
Affects: A portion of Parcel D

- END OF SCHEDULE B-001 -



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EXHIBIT "A"

PARCEL A:

Lots 14, 15 and 16, Block 99, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

EXCEPT that portion conveyed to The City of Burlington on November 9, 1989, under Auditor's File No. 8911090028, records of Skagit County, Washington.

PARCEL B:

Lots 1, 2, 3, 4 and 5, Block 6, TOWN OF WOOLLEY, according to the plat thereof recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

PARCEL C:

Lots 15, 16, 17 and 18, Block 2, EASTERN ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington.

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EXHIBIT "A"

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PARCEL D:

All that portion of the Burlington Northern and Santa Fe Railway Company's right-of-way in the Southeast Quarter of the Southeast Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

The Southeasterly 125.0 feet of The Burlington and Santa Fe Railway Company's (formerly Great Northern Railway Company) 200.0 foot wide Station Ground property at Avon, Washington, being 50.0 feet wide on the Northwesterly side and 150.0 feet wide on the Southeasterly side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the Southeast Quarter of the Southeast Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian, lying between two lines drawn parallel with and distant, respectively, 25.0 feet and 150.0 feet Southeasterly, as measured at right angles from said Main Track centerline, bounded on the Southwest by the Northwesterly extension of the Northeasterly line of 60.0 foot wide Main Street, according to the recorded Plat of Avon, and bounded on the Northeast by a line drawn parallel with and distant 275.0 feet Northeasterly, as measured at right angles from said Northwesterly extension of the Northeasterly line of 60.0 foot wide Main Street;

EXCEPT the right-of-way of Drainage District No. 19, as condemned in Skagit County Superior Court Cause No. 8889, records of Skagit County, Washington, if any.

ALL Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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