

AFTER RECORDING MAIL TO:
A and A Partners, L.L.C.
829 S. Spruce St.
Burlington, WA 98233



200004190049
Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-92893-E

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

Grantor(s): Downing Associates, LLC.C.

Grantee(s): A and A Partners, L.L.C.

Abbreviated Legal: Ptn. Lot 25, Burlington Hill Business Park, Phase II

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 8017-000-025-0000/P112927

THE GRANTOR DOWNING ASSOCIATES, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION AND AS PART OF AN IRC 1031 LIKE-KIND EXCHANGE in hand paid, conveys and warrants to A and A PARTNERS, L.L.C. the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

34857
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 19 2000

Amount Paid \$ 7716.30
Skagit Co. Treasurer
By DAV Deputy

See Attached Exhibit B

Dated this 10th day of April, 2000

By _____

By Downing Associates, L.L.C.

By Mary B. Downing member
Mary B. Downing, Member
STATE OF WASHINGTON
County of SKAGIT } SS:

By George T. Downing Member
George T. Downing, Member

I certify that I know or have satisfactory evidence that GEORGE T. DOWNING and MARY B. DOWNING signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the MEMBERS of DOWNING ASSOCIATES, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: APRIL 18, 2000

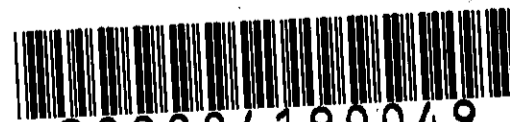
Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/2001

Exhibit A

Lot 25, "BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN", approved October 15, 1997, recorded October 29, 1997, Volume 13 of Short Plats, pages 53 through 56, inclusive, being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M., and a portion of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M.

EXCEPT the North 10 feet thereof.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Mineral reservations recorded December 21, 1989, under Auditor's File No. 9812210037; Rights to make slopes for cuts and fills for original reasonable grading of roads and ways, as set forth on the face of the Binding Site Plan; Utility and water pipeline easements, as set forth on the face of the Binding Site Plan; Notes as set forth on the face of the Binding Site Plan; Easement over the Northerly 25 feet; By-Laws of Burlington Hill Business Park Owners' Association recorded October 29, 1997, under Auditor's File No. 9710290034; Concomitant Rezone Agreement recorded October 29, 1997, under Auditor's File No. 9710290035; Covenants, Conditions, Restrictions, Easements and Provisions to levy Assessments as set forth in document recorded October 29, 1997, under Auditor's File No. 9710290036; Utility easement over the West 10 feet as set forth on the face of the Binding Site Plan.



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