

AFTER RECORDING MAIL TO:

CN Liquidating, a Washington General Partnership
18609 15th Northwest
Seattle, WA 98177



200008290051

Kathy Hill, Skagit County Auditor
8/29/2000 Page 1 of 3 11:35:29AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-93902-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Mount Vernon Terminal Railway, L.L.C., a Washington Limited Liability Company
Grantee(s): CN Liquidating, a Washington General Partnership
Abbreviated Legal: Ptn GL8 S18-T34N-R4E
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340418-0-044-0202/P26115, 340418-0-077-0004/P26160

THE GRANTOR MOUNT VERNON TERMINAL RAILWAY, L.L.C., a Washington Limited Liability Company, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CN LIQUIDATING, a Washington General Partnership the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

SUBJECT TO an Easement granted to Puget Sound Power and Light Co., dated August 27, 1924 and filed August 28, 1924 in Volume 133 of Deeds, page 453; Easement as shown on Short Plat MV.3-89 for sewer/storm sewer.

Dated this 25th day of August, 2000

By Mount Vernon Terminal Railway,
L.L.C., a Washington Limited
Liability Company

By

Shirley J. Stephenson
Shirley J. Stephenson, Managing
Member

37001
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

By *George H. Stephenson*
George H. Stephenson, Managing
Member

By

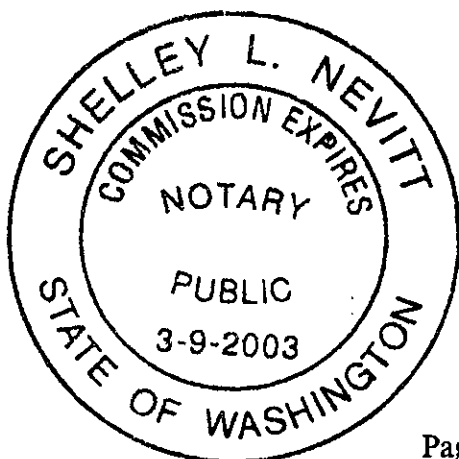
STATE OF Washington }
County of Skagit } SS:

AUG 29 2000

Amount Paid \$ 623.00
Skagit Co. Treasurer
By *DC* Deputy

I certify that I know or have satisfactory evidence that George H. Stephenson and Shirley J. Stephenson signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Managing Members of Mount Vernon Terminal Railway, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 28, 2000



Shelley L. Nevitt
Shelley L. Nevitt
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 3/09/2003

Exhibit A

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 8, Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of that certain strip of land conveyed to the Bellingham and Skagit Railway Company, a corporation, by deed dated September 9, 1911 and recorded in Volume 87 of deeds page 217, records of Skagit County, Washington, which point is 597.46 feet West and 16.5 feet North of the Southeast corner of said Section;
thence North 36°58' East along the West line of said railroad company strip of land a distance of 300 feet to the true place of beginning;
thence South 53°02' East 100 feet to a point 50 feet North 53°02' West from center line of Great Northern Railroad;
thence North 36°58" East along the Westerly line of Great Northern Railroad Company right of way 471.50 feet to the Southeast corner of a strip of land deeded by Puget Sound & Cascade Transportation Co., to C. O. Davis and recorded in Volume 221 of deeds, page 232, records of Skagit County;
thence West along South line of said strip 118.46 feet;
thence South 36°58' West 408.00 feet to the point of beginning, EXCEPT that portion of said property described as follows:

Beginning at a point on the Westerly line of that certain strip of land conveyed to Bellingham & Skagit Railway Company by deed dated September 9, 1911, and recorded in Volume 87 of Deeds, page 217, which point is 597.46 feet West and 16.5 feet North of the Southeast corner of said Section 18;
thence North 36°58' East along the Westerly line of said right of way 600 feet to the true point of beginning;
thence South 53°02' East 40 feet;
thence North 36°58' East to the terminal point of the former Pacific Northwest Traction Company right of way as conveyed to Mount Vernon Terminal Railway, Inc., by deed recorded in Volume 180 of Deeds, page 30, records of Skagit County;
thence West to a point which is North 36°58' East of the true point of beginning;
thence South 36°58' West to the true point of beginning.

AND EXCEPT the following:

Beginning at the Southeast corner of Section 18, Township 34 North, Range 4 East, W.M.;
thence South 89°58' West along the South line of said Section 18, 537.00 feet;
thence North 36°58' East and parallel with the centerline of the Mount Vernon Terminal Railway Co., Inc. right-of-way, 277.44 feet;
thence North 53°02' West, 8.49 feet to the true point of beginning;
thence North 53°02' West, 48.86 feet to the Westerly line of the Mount Vernon Terminal Railway Co. Inc. right-of-way;
thence North 36°58' East along the Westerly right-of-way line of the Mount Vernon Terminal Railway Co. Inc., 300.00 feet;
thence South 53°02' East, 48.86 feet;
thence South 36°58' West and parallel with the Westerly right of way line of the Mount Vernon Terminal Railway Co. Inc., 300.00 feet to the true point of beginning.

ALSO, EXCEPT the following:

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Tract "B" of Short Plat No. MV-3-89 approved October 2, 1989 and recorded October 3, 1989 under Auditor's File No. 8910030020;
thence South 31°32'32" West along the West right-of-way line of the Burlington Northern Railway and the East line of said Tract "B", a distance of 88.78 feet;
thence South 89°11'15" West, a distance of 48.58 feet to the true point of beginning of this property description;
thence South 31°32'32" West, a distance of 83.20 feet;
thence North 58°27'28" West 10.10 feet;
thence South 31°32'32" West, 61.29 feet;

thence following the Mount Vernon Terminal Railway Westerly right of way lines on the following courses: North 58°27'28" West, 8.86 feet; North 31°32'32" East, 132.48 feet; and North 89°11'15" East, a distance of 22.45 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Tract "B" of Short Plat No. MV-3-89 approved October 2, 1989 and recorded October 3, 1989 under Auditor's File No. 8910030020;
thence South 31°32'32" West along the West right of way line of the Burlington Northern Railway and the East line of said Tract "B", a distance of 88.78 feet;
thence South 89°11'15" West, a distance of 26.76 feet;
thence North 31°32'32" East, a distance of 88.78 feet;
thence North 89°11'15" East along the North line of said Tract "B", a distance of 26.76 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

