

After Recording Mail To:

Schiff, Hardin & Waite
6600 Sears Tower
Chicago, Illinois 60606
Attn: Steven D. Friedland, Esq.



200011210091
Skagit County Auditor

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Bargain and Sale Deed

ISLAND TITLE CO.
B15315 ✓

The GRANTOR, **ALL-PHASE REAL ESTATE COMPANY, LLC.**, a Michigan limited liability company, as successor by conversion from All-Phase Real Estate Company, a Michigan partnership, for and in consideration of Ten Dollars (\$10.00) in hand paid, bargains, sells and conveys to ~~GED ANCHILARY TITLE HOLDING TRUST~~, the real estate situated in the County of Skagit, State of Washington, as more particularly described on **Exhibit A** (Page 3) attached hereto and made a part hereof.

***ANCILLARY TITLE HOLDING TRUST FOR THE CED EMPLOYEES' RETIREMENT PLAN** (the "Grantee") *RM*
Abbreviated Legal Description: Ptn. Lots 16, 17, 18 & 19, ALL Lots 20, 21, 22 & 23
Blk. 3, SUPPLEMENTAL PLAT OF KNUTZEN'S ADD.
TO THE TOWN OF BURLINGTON, Vol. 4, pg. 7

Assessor's Property Tax Parcel/Account Numbers: P72711/4089-003-019-0108;
P72712/4089-003-023-0003

Such conveyance is made subject to the matters contained on **Exhibit B** attached hereto and made a part hereof.

The Grantor for itself and its successors in interest does by these presents expressly limit the covenants of the deed herein express, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, will forever warrant and defend the said described real estate, subject to the aforesaid encumbrances.

DATED as of this 8th day of November, 2000.

GRANTOR:

ALL-PHASE REAL ESTATE COMPANY, L.L.C.,
a Michigan limited liability company

RECORD AND RETURN TO:
SCHIFF HARDIN & WAITE
6600 Sears Tower
233 S. Wacker Drive
Chicago, Illinois 60606
Attn: Sherry Sickles

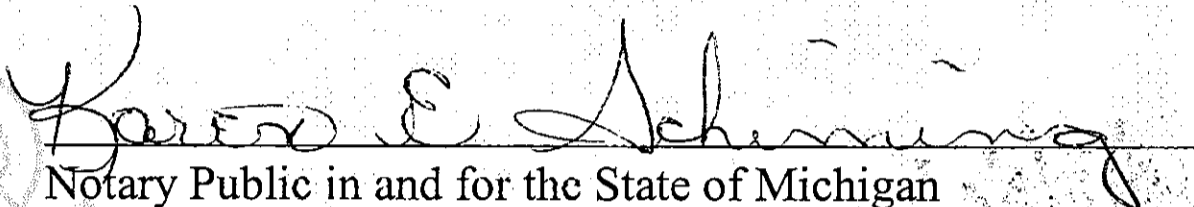
By: Ronald F. Kinney
Name: Ronald F. Kinney
Title: Manager

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STATE OF MICHIGAN)
) SS:
COUNTY OF BERRIEN)

I certify that I know or have satisfactory evidence that **Ronald F. Kinney** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Manager of **All-Phase Real Estate Company, L.L.C.**, a Michigan limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 8th day of November, 2000.



Notary Public in and for the State of Michigan

Residing at

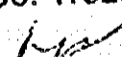
My Appointment Expires: 1/5/03

KAREN E. SCHIMING

Notary Public, Berrien County, MI
My Commission Expires 01/05/2003

38283
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

NOV 21 2000

Amount Paid \$ 18512.00
Skagit Co. Treasurer
By  Deputy



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EXHIBIT A

Legal Description

The East 80 feet of Lots 16, 17, 18 and 19, Block 3, SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 7, records of Skagit County, Washington.

Lots 20, 21, 22 and 23, Block 3, SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 7, records of Skagit County, Washington;

EXCEPT that portion conveyed to The City of Burlington by deed recorded May 17, 1994, under Auditor's File No. 9405170020, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated alley located in Block 3, SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON, Section 5, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

That portion of the vacated alley lying between Lots 16, 17, 18, 19, 20, 21, 22 and 23.

ALL situated in Skagit County, Washington.

Property Address:

321 East Sharon Avenue
Skagit County
Burlington, Washington

Property Nos.: P72711, P72712

Account Nos: 4089-003-019-0108
4089-003-023-0003



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EXHIBIT B
Permitted Exceptions

1. Agreement, including the terms and conditions thereof, entered into
By: City of Burlington
And between: A. Elliott Johnson, Lanney Wixson, Stanley W. Odle and Michael Minro
Recorded: June 14, 1976
Auditor's No.: 836780, records of Skagit County, WA
2. Public and/or private easements, if any, which exist in that portion of said premises within vacated alley.
3. Easement delineated on the face of said Unrecorded Survey prepared by Bush, Roed & Hitchings, Inc., dated December 14, 1999, under Job No. 99311.00.
For: Gas meter and supply line
Affects: Northeast portion of said premises
4. Easement delineated on the face of said Unrecorded Survey prepared by Bush, Roed & Hitchings, Inc., dated December 14, 1999, under Job No. 99311.00.
For: Electric meter
Affects: East boundary of said premises
5. Easement delineated on the face of said Unrecorded Survey prepared by Bush, Roed & Hitchings, Inc., dated December 14, 1999, under Job No. 99311.00.
For: Storm drains
Affects: Various portions of said premises
6. Notes as disclosed by said Unrecorded Survey prepared by Bush, Roed & Hitchings, Inc., dated December 14, 1999, under Job No. 99311.00:
 - A. Zoning - M-1, "Industrial".
 - B. Setbacks: 0 feet on all side subject to landscaping and parking requirements.
 - C. Height: Maximum height 45 feet with administrative flexibility and increased setbacks.
 - D. Zoning Agency:
City of Burlington
Planning Department
PO Box 288
900 East Fairhaven
Burlington, WA 98233
(360) 755-0531

continued



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Exhibit B, cont.
Permitted Exceptions

Paragraph 6 continued

E. Setbacks: Current setback requirements subject to site plan review. Current setbacks may differ from those in effect during design/construction of existing improvements.

F. Flood Zone: This site appears on National Flood Insurance rate map, dated January 3, 1985, Community Panel No. 5301530001B, and is situated in Zone "B", area between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood.

G. Area: Site as shown contains 43,473 square feet or 1.0 acres, more or less.

H. Parking space count: Parking spaces total 34.

I. Substructures: Buried utilities are shown as indicated on records maps furnished by others and verified where possible by features located in the field. We assume no liability for the accuracy of those records. For the final location of existing utilities in areas critical to design, contact the utility owner/agency.

J. Utility Providers:

Sanitary sewers, storm drainage
City of Burlington
Public Works Department
820 East Washington Avenue
Burlington, WA 98233
(360) 755-9715

Water
Skagit County PUD
PO Box 1436
1415 Freeway Drive
Mount Vernon, WA 98273
(360) 424-7104

Power
Puget Sound Energy
1700 East College Way
Mount Vernon, WA 98273
(800) 321-4123

continued



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Exhibit B, cont.
Permitted Exceptions

Paragraph 6J continued

Natural Gas
Cascade Natural Gas
1520 South Second Street
Mount Vernon, WA 98273
(360) 336-6155

Telephone
GTE
2312 West Casino Road
Everett, WA 98204
(425) 356-4009

7. Encroachment onto the West portion of said premises by fence appurtenant to property adjoining on the West, an undisclosed distance at the Northwest corner, as disclosed by Unrecorded Survey prepared by Bush, Roed & Hitchings, Inc., dated December 14, 1999, under Job No. 99311.00.
8. Right, title, and interest of owners of property adjoining on the West to that portion of said premises lying West of the fence running North to South, an undisclosed distance across said premises. *revised 4-12-00,*
9. Encroachment of parking spaces and curbing appurtenant to said premises onto the City of Burlington right-of-way for Spruce Street as delineated by Unrecorded Survey prepared by Bush, Roed & Hitchings, Inc., dated December 14, 1999, under Job No. 99311.00.



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