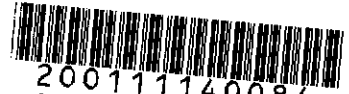


WHEN RECORDED RETURN TO:

Charles L. Magee
Tesoro West Coast Company
3450 South 344th Way, Ste. 100
Auburn, WA 98001-5931



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Skagit County Auditor
11/14/2001 Page 1 of 7 11:48:57AM

FIRST AMERICAN TITLE CO.

STATUTORY WARRANTY DEED

65922

Grantor: GULL INDUSTRIES, INC., a Washington corporation

Grantee: TESORO WEST COAST COMPANY, a Delaware corporation

Abbreviated Legal Description: Portion Lots 1-3, Block 2 "Hensler's 1st t Anacortes" and Ptn.
Lots 1-3, Block 9 "First to Anacortes"

Assessor's Property Tax Parcel Account Number(s): 3788-009-003-0000 R57222; 3794-002-003-0007 R57313

Reference Numbers of Related Documents: N/A

WHEN RECORDED RETURN TO:

Charles L. Magee
Tesoro West Coast Company
3450 South 344th Way, Ste. 100
Auburn, WA 98001-5931

STATUTORY WARRANTY DEED

The Grantor, GULL INDUSTRIES, INC., a Washington corporation for and in consideration of \$10.00 and other good and valuable consideration in hand paid, conveys and warrants to TESORO WEST COAST COMPANY, a Delaware corporation, the Grantee, the real estate situated in the County of Skagit, State of Washington, and legally described in Exhibit "A" attached hereto and by this reference, incorporated herein, subject to those Permitted Exceptions specified in Exhibit "B" attached hereto and by this reference incorporated herein.

Dated this 2nd day of November, 2001.

GRANTOR:

GULL INDUSTRIES, INC., a
Washington corporation

By: George T. Tice
Name: Douglas Tice
Title: President

#43849
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 14 2001

Amount Paid \$ 13,877.59
Skagit Co. Treasurer
By De Deputy



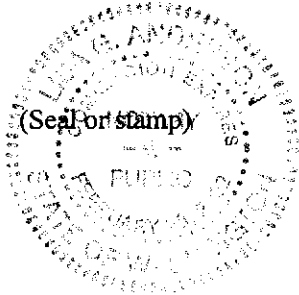
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Skagit County Auditor
11/14/2001 Page 2 of 7 11:48:57AM

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that Douglas True is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of GULL INDUSTRIES, INC., a Washington corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 2nd, 2001

Asia M. Anderson
NOTARY PUBLIC in and for the State of
Washington, residing at: Seattle.
My appointment expires: Feb 28, 2002



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Skagit County Auditor

11/14/2001 Page 3 of 7 11:48:57AM

EXHIBIT "A"

Legal Description

Site 291: 2410 Commercial St., Skagit County, Anacortes, WA 98221

Parcel A:

Lots 1, 2, and 3, Except the West 3 feet of said Lot 3, in Block 9, "First Addition to the City of Anacortes", as per plat recorded in Volume 1 of Plats, page 24, records of Skagit County.

Parcel B:

The North 30 feet of Lots 1, 2 and 3, Block 2, "Plat of Hensler's First Addition to the City of Anacortes, Washington", as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County.



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, Skagit County Auditor

EXHIBIT "B"

Permitted Exceptions:

1. General real estate taxes for the year of Closing;
2. Exceptions set forth on Schedule 1 attached hereto;
3. Building and zoning ordinances, laws and regulations applicable to the Property;
4. Mineral rights reserved by third parties; and
5. Matters that would be shown in a current survey of the Property.



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11/14/2001 Page 5 of 7 11:48:57AM

SCHEDULE 1

Exceptions

[See attached]



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, Skagit County Auditor

SITE NO. 291

1. **RESERVATIONS CONTAINED IN
DEED
EXECUTED BY:**

**MERRIT TRUAX, INC., PACIFIC PRIDE
COMMERCIAL FUELING SYSTEM, INC. AND
HARRIS ENTERPRISES, INC.**

RECORDED:

OCTOBER 6, 1986

AUDITOR'S NO.:

8610060033

AS FOLLOWS:

**"...THE CITY OF ANACORTES RESERVES FOR ITSELF FOREVER THE RIGHT TO
GO UPON SAID STREET FOR THE PURPOSE OS EXCAVATION FOR SEWER,
WATER PIPE OR MAINS AND/OR ANY AND ALL OTHER UTILITY LINES,
CONDUITS OR SERVICES, AND TO LAY SEWER PIPE, WATER PIPE OR MAINS
AND ANY AND ALL OTHER UTILITY LINES, CONDUITS OR SERVICES, AND TO
MAINTAIN, REPAIR, RENEW AND REPLACE THE SAME AND PERFORM ANY
AND ALL WORK IN CONNECTION THEREWITH APPROPRIATE FOR THE
WELFARE OF THE PUBLIC."**

2. **EASEMENT OF RECORD UNDER AUDITOR'S FILE NO. 845285, RECORDS OF SKAGIT
COUNTY, WASHINGTON, IN FAVOR OF THE CITY OF ANACORTES, FOR SEWER,
WATER PIPE OR MAINS AND/OR ALL OTHER UTILITY LINES AND NECESSARY
APPURTENANCES.**



**200111140084
, Skagit County Auditor**