

AFTER RECORDING MAIL TO:
B.C. Group, L.L.C.
P.O. Box 911
Burlington, WA 98233



200112310140
Skagit County Auditor

12/31/2001 Page 1 of 3 12:00PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-99118-E

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

Grantor(s): Skagit Speedway, Inc.
Grantee(s): B.C. Group, L.L.C.
Abbreviated Legal: Ptn. SW 1/4, 29-36-4; Ptn. SE 1/4, 30-36-4; Ptn. NE 1/4 31-36-4; Ptn. NW 1/4, 32-36-4 EWM
Additional legal(s) on page: 2 360429-3-010-0003/P50307; 360429-3-011-0002/P50308
Assessor's Tax Parcel Number(s): 360429-3-004-0001/P50298, 360429-3-009-0006/P50305, 360429-3-009-0105/P50306, 360429-3-007-0008/P50301, 360429-3-007-0107/P50302, 360429-3-016-0015/P50319; 360429-0-005-0006/P50241; 360432-2-008-0111/**

THE GRANTOR SKAGIT SPEEDWAY, INC., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to B.C. GROUP, L.L.C., a Washington Limited *** the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

**Liability Company

**P50475; 360430-4-007-0102/P50388; 360430-4-001-0249/P50378; 360431-1-003-0002/P50399; 360432-2-009-0003/P50477

44540

See Attached Exhibit B
Dated this 20th day of December, 2001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By Skagit Speedway, Inc.

By DEC 31 2001

By Jimmy E. Burrow
Jimmy E. Burrow President

By Amount Paid \$ 11,475.00
Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that JIMMY E. BURROW is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the PRESIDENT of SKAGIT SPEEDWAY, INC.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: DECEMBER 21, 2001

Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/2005

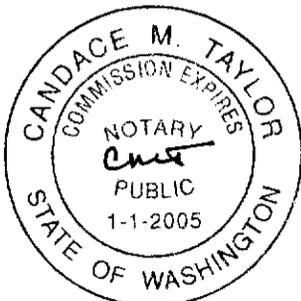


Exhibit A

PARCEL "A":

That portion of the Southwest $\frac{1}{4}$ of Section 29, Township 36 North, Range 4 East, W.M., lying Westerly of the Old Highway 99 North,

EXCEPT the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of said Southwest $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 36 North, Range 4 East, W.M., lying Easterly of Old Highway 99 North.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Lot 1, Short Plat No. 22-84, approved May 31, 1984, recorded June 1, 1984, in Book 6 of Short Plats, page 155, under Auditor's File No. 8406010012, and being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, all in Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

Lot 2 of Short Plat No. 95-80, approved October 24, 1980, recorded October 30, 1980, in Book 4 of Short Plats, page 194, under Auditor's File No. 8010300031, records of Skagit County, Washington, and being a portion of the Southeast $\frac{1}{4}$ of Section 30, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 36 North, Range 4 East, W.M., lying Easterly of Friday Creek Road.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

That portion of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 4 East, W.M., lying East of the Old Samish Road, also known as Friday Creek Road and as Abbey Road, and lying Northwesterly of Pacific Highway (State Road No. 1); ALSO, that portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 36 North, Range 4 East, W.M., lying Westerly of the Pacific Highway.

Situate in the County of Skagit, State of Washington.



200112310140

Skagit County Auditor

12/31/2001 Page 2 of 3 12:00PM

Exhibit B

SUBJECT TO: Continuation of Classified Forest Lands tax classification as disclosed by notices recorded March 8, 1976 and March 26, 1981, under Auditor's File Nos. 831248; 8103260025 and 8103260026 and subject to the provisions of RCW 84.33; Mineral reservations recorded July 26, 1906 in Volume 63 of Deeds, pages 565 and 387; Easement recorded April 15, 1925, under Auditor's File No. 182760 in Volume 136, page 176; Easement recorded May 11, 1938, under Auditor's File No. 301916 in Volume 174, page 501; Easement recorded November 9, 1949, under Auditor's File No. 438026 in Volume 236 of Deeds, page 635; Easement recorded April 10, 1979, under Auditor's File No. 7904100018; Agreement recorded September 19, 1984, under Auditor's File No. 8409190048; Notes as set forth on the face of Short Plat No. 22-84; Easement recorded May 15, 1975, under Auditor's File No. 817535; Terms and Conditions of Special Use Permit recorded March 19, 1986, under Auditor's File No. 8603190026; Easement recorded April 24, 1987, under Auditor's File No. 8704240030; Terms and Conditions of Special Use Permit recorded March 11, 1988, under Auditor's File No. 8803110002; Sewer Service Agreement recorded May 1, 1990, under Auditor's File No. 9005010082; Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in course of Friday Creek.



200112310140
Skagit County Auditor