

AFTER RECORDING MAIL TO:
Leap N Bounds, LLC
P.O. Box 305
Mount Vernon, WA 98273

200202080004
Skagit County Auditor
2/8/2002 Page 1 of 3 8:45AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-99779-E

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

Grantor(s): Skagit Distributing Co., Inc.
Grantee(s): LeapsN Bounds, LLC
Abbreviated Legal: Block 37, BURLINGTON, SKAGIT COUNTY, WASH.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4076-028-012-0008/P71476, 4076-037-020-0009/P71550

THE GRANTOR SKAGIT DISTRIBUTING CO., INC., a Washington corporation
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to LEAPS N BOUNDS, LLC
the following described real estate, situated in the County of Skagit , State of Washington:
See Attached Exhibit A

524
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

See Attached Exhibit B

Dated this 7th day of February 2002

FEB 08 2002

By Skagit Distributing Co., Inc.

By

Amount Paid \$ 8,900.00
Skagit Co. Treasurer

By [Signature] Deputy

By Skip Crout
Skip Crout, Vice President of Finance

By

STATE OF Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Skip Crout

Skip Crout signed this instrument, on oath stated that he is authorized to
execute the instrument and acknowledged it as the Vice President of Finance
of Skagit Distributing Co., Inc. to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: February 7th, 2002

[Signature]
Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2002

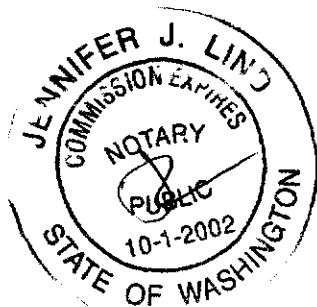


Exhibit A

PARCEL "A":

Those portions of Block 37, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington, described as follows:

Lots 13, 14, 15, 16 and 17, EXCEPT the West 32 feet, 10 inches thereof, and all of Lots 18, 19 and 20.

ALSO, the North 1/2 of the following described tract:

The West 32 feet, 10 inches of the North 8 feet of Lot 16 and the West 32 feet, 10 inches of Lot 17.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

Lot 12, Block 28, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "C":

That portion of Victoria Avenue lying Westerly of Anacortes Street and Easterly of the Northerly extension of the Easterly line of the North-South alley in Block 37, and lying between Lot 12, Block 28 and Lot 20, Block 37, all as shown on the "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: PARTY WALL AGREEMENT AND THE TERMS AND CONDITIONS DATED JUNE 11, 1954, RECORDED MAY 13, 1955, UNDER AUDITOR'S FILE NO. 517791; COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 20, 1988, UNDER AUDITOR'S FILE NO. 8807200050; MATTERS DISCLOSED BY RECORD OF SURVEY FILED FEBRUARY 15, 1990, UNDER AUDITOR'S FILE NO. 9002150002.



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