

AFTER RECORDING MAIL TO:
Pemcor Holdings (Burlington), LLP
500 - 1090 West Pender Street
Vancouver, BC V6E 2N7



200205030135

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: T-91438-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): First Horizon Group Limited Partnership
Grantee(s): Pemcor Holdings (Burlington), LLP
Abbreviated Legal: Lot 1, records of Skagit County, WA, 7, 34, 4
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340407-1-002-0500/P24042, 340407-1-002-0609/P24043

THE GRANTOR FIRST HORIZON GROUP LIMITED PARTNERSHIP, a Delaware Limited Partnership
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to Pemcor Holdings (Burlington), LLP, a Washington
Limited Liability Partnership
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

Subject to and together with the rights under the Reciprocal Easement
and Covenant Agreement Dated _____ to be recorded immediately
and concurrently with this conveyance.

Also subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated this 1st day of May, 2002

By First Horizon Group Limited Partnership

By

1941
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By: First HGI, Inc., general partner

By R. Kelvin Antill R. Kelvin Antill
Executive Vice President
General Counsel & Secretary

By

MAY 03 2002

Amount Paid \$ 11,570.00
Skagit Co. Treasurer
By Bs Deputy

STATE OF Maryland
County of Baltimore

SS:

I certify that I know or have satisfactory evidence that R. Kelvin Antill

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 Executive Vice President -
General Counsel & Secretary of First HGI, Inc.

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

Dated: 5/2/02

Gail R. Steptoe

Notary Public in and for the State of _____

Residing at _____

My appointment expires: _____

GAIL R. STEPTOE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 13, 2005

Exhibit A

PARCEL "A":

Lot 2 and the South 13 feet of Lot 1 of Burlington Short Plat No. 1-92, as approved July 18, 1989, and recorded July 27, 1992, in Volume 10 of Short Plats, page 105, under Auditor's File No. 9207270058, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



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Schedule "B-1"

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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The City of Burlington, a municipal corporation
Purpose: For utility purposes
Area Affected: The East 10 feet
Dated: August --, 1985
Recorded: September 24, 1985
Auditor's No.: 8509240002

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Perpetual Savings Bank, F.S.B., and Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: The construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities
Area Affected: A 15 foot strip of land, over and across a portion of Lot 2 as shown on Burlington Short Plat No. 1-92
Dated: July 14, 1989
Recorded: July 31, 1989
Auditor's No.: 8907310011

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: The construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities
Area Affected: A 15 foot strip of land, over and across a portion of Lot 2 as shown on Burlington Short Plat No. 1-92
Dated: March 1, 1989
Recorded: December 11, 1989
Auditor's No.: 8912110032

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EXCEPTIONS CONTINUED:

D. Notes shown on Short Plat, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - C-1/Commercial;
4. Sewage Disposal - Burlington Sanitary Sewer;
5. Water - P.U.D. No. 1.
6. Burlington storm drain system extension to Garl Street improvement "as built".

E. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Executed By: MG Burlington Limited Partnership et al
Recorded: July 17, 1989
Auditor's No.: 8907170073

Superceded by Reciprocal Easement and Covenant Agreement recorded concurrently.

F. AN EASEMENT, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Sewer line
In Favor Of: City of Mount Vernon
Disclosed By: Burlington Short Plat No. 1-92
Filed: July 27, 1992
Auditor's No.: 9207270058
Affects: As shown on the face of the Short Plat

G. AN EASEMENT, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Power line
In Favor Of: Puget Sound Power & Light
Disclosed By: Burlington Short Plat No. 1-92
Filed: July 27, 1992
Auditor's No.: 9207270058
Affects: As shown on the face of the Short Plat

H. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: October 29, 1985
Auditor's No.: 8510290029
In Favor Of: City of Burlington
For: Utility
Affects: A portion of the East 30 feet of Parcel "B"

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Schedule "B-1"

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EXCEPTIONS CONTINUED:

I. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: August 15, 1986
Auditor's No.: 8608150057
In Favor Of: City of Burlington
For: Utility and roadway
Affects: A portion of the East 40 feet of Parcel "B"

J. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: November 25, 1986
Auditor's No.: 8611250003
In Favor Of: City of Burlington
For: Utility and roadway
Affects: A portion of the East 40 feet of Parcel "B"

K. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: April 9, 1987
Auditor's No.: 8704090044
In Favor Of: City of Burlington
For: Utility and roadway
Affects: A portion of the East 40 feet of Parcel "B"

L. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: July 15, 1987
Auditor's No.: 8707150029
In Favor Of: Lee Ambers
For: Ingress and egress
Affects: A portion of the East 40 feet of Parcel "B"

M. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: November 23, 1988
Auditor's No.: 8811230047
In Favor Of: W.I.M. Goodrick and Linda Goodrick, husband and wife
For: Sanitary sewer and storm sewer
Affects: That portion of Parcel "B" within the North 20 feet of the Northeast ¼, Northeast ¼, Section 7, Township 34 North, Range 4 East, W.M.

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Schedule "B-1"

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EXCEPTIONS CONTINUED:

N. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: July 5, 1989
Auditor's No.: 8907050033
In Favor Of: Puget Sound Power & Light Company
For: Underground distribution and electric lines and appurtenances thereto
Affects: A 12 foot strip through a portion of Parcel "B"

O. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: July 17, 1989
Auditor's No.: 8907170072
In Favor Of: City of Burlington
For: Sewer
Affects: That portion of Parcel "B" within the North 25 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 7, Township 34 North, Range 4 East, W.M.

P. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: December 5, 1989
Auditor's No.: 8912050040
In Favor Of: City of Burlington
For: Sewer line
Affects: That portion of Parcel "B" within the North 25 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 7, Township 34 North, Range 4 East, W.M.

Q. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: July 17, 1989
Auditor's No.: 8907170076
In Favor Of: MG Burlington II Limited Partnership, a Washington D.C. Limited Partnership
For: Ingress, egress and utilities
Affects: Parcel "B"

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Schedule: "B-1"

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EXCEPTIONS CONTINUED:

R. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: July 16, 1993
Auditor's No.: 9306160092
In Favor Of: City of Burlington
For: Emerging vehicle ingress and egress
Affects: That portion of Parcels "B" and "C" lying within the following described tract:

A portion of Parcel A of Short Plat No. B-1-92, recorded in Book 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington, located in Section 7, Township 34 North, Range 4 East, W.M., being more particularly described as follows: Beginning at the Southeast corner of said Parcel "A" being also the Southeast corner of Phase II of the Pacific Edge Factory Outlet Stores as shown on survey map recorded in Book 8 of Surveys, page 85, under Auditor's File No. 8811150002, records of Skagit County, Washington; thence North 1°23'42" West a distance of 291.30 feet to the Northeast corner of said Parcel "A"; thence North 88°14'08" West a distance of 51.54 feet; thence South 1°45'52" East a distance of 291.32 feet to the South line of said Parcel "A"; thence South 88°37'28" East a distance of 67.60 feet to the point of beginning.

S. CONDITIONS CONTAINED IN DEED:

Recorded: April 18, 2002
Auditor's No.: 200204180049
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot."



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