

When Recorded Return to:
UBSTRD LLC
Jay H. Overway
13341 Bridgeview Way
Mount Vernon WA 98273



200208290129

Skagit County Auditor

8/29/2002 Page 1 of 2 4:05PM

Island Title Company
Order No: BE6369 MKP
C 22638 ✓

STATUTORY WARRANTY DEED

THE GRANTOR SKAGIT PARTNERS II INC., a Washington corporation
ONE MILLION ONE HUNDRED THOUSAND AND NO/100 (\$1,100,000.00)
for and in consideration of ~~Seven Hundred /Thousand/ and /00/100/./ (\$700,000.00)~~ DOLLARS
in hand paid, conveys and warrants to

UBSTRD, L.L.C., a Washington Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Ptn. W/2 W/2, NW SW, Sec. 15, T34N. R4E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 340415-3-015-0006 P24887

4004
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to: Restrictions, reservations and easements of record.

Dated: August 24, 2002

AUG 29 2002

Amount Paid \$ 19,570.00
Skagit Co. Treasurer
By Deputy

SKAGIT PARTNERS II INC.

By Steve Peterson Date
President

By Connie Peterson Date
Secretary

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Steve Peterson and Connie Peterson the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the President and Secretary of SKAGIT PARTNERS II INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 26 2002

Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2004



UNOFFICIAL DOCUMENT

Island Title Company

EXHIBIT 'A'

Description:

Order No: BE6369 MKP

The North 300 feet of the West Half of the West Half of the Northwest Quarter of the Southwest Quarter of Section 15, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the East 75 feet thereof;

ALSO EXCEPT the West 30 feet thereof for road;

AND ALSO EXCEPT the North 40 feet thereof;

AND FURTHER EXCEPTING that portion conveyed to the City of Mount Vernon by Warranty Deed recorded July 1, 1997, under Auditor's File No 9707010109, records of Skagit County, Washington, more particularly described as follows:

Commencing at the West One-Quarter corner of said Section 15;
Thence South $89^{\circ}30'17''$ East, along the East/West centerline of said Section 15, a distance of 263.22 feet to the West line of the East 75 feet of the West Half of the West Half of the Northwest Quarter of the Southwest Quarter of said Section 15;
Thence South $0^{\circ}12'18''$ West, along the line of said East 75 feet, a distance of 30.00 feet to the South right-of-way line of East College Way and the true point of beginning;
Thence continue South $0^{\circ}12'18''$ West, a distance of 10.00 feet;
Thence North $89^{\circ}30'17''$ West, parallel with said East/West centerline of Section 15, a distance of 208.04 feet;
Thence along a curve to the left having a radius of 25.00 feet through a central angle of $90^{\circ}20'13''$, an arc distance of 39.42 feet to the East line of the West 30 feet of said Southwest Quarter;
Thence North $0^{\circ}09'30''$ East, parallel with the West line of said Southwest Quarter, a distance of 35.15 feet to the South line of the North 30 feet of said Southwest Quarter;
Thence South $89^{\circ}30'17''$ East, along said line, a distance of 233.19 feet to the true point of beginning.

ALL Situated in Skagit County, Washington.



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