

FILED AT REQUEST OF:

Name: W. Bradford  
Address: 2600 E. Division #7  
City, State, Zip: Mount Vernon,  
WA 98274.



200302060079  
Skagit County Auditor

2/6/2003 Page 1 of 4 11:50AM

FIRST AMERICAN TITLE CO.

Grantor: HomePlace at Burlington, LLC  
Grantee: Skagit Adult Day Care, a non-profit corporation  
Abbrev. Leg. Ptn of Lot 3, Blk 136, FIRST ADDITION TO BURLINGTON, Vol 3, p.11  
Tax Parcel No. 4077-136-003-0108

B71292E-3

STATUTORY WARRANTY DEED

The Grantor, HomePlace at Burlington, L.L.C. a Washington limited liability company, for and in consideration of Ten Dollars, and other good and valuable consideration, in hand paid, conveys and warrants to Skagit Adult Day Care, a Washington non-profit corporation, the following described real estate, situated in the County of Skagit, State of Washington:

*see Attached legal description*

~~The West 120 feet of Lot 3, Block 136, FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, EXCEPT the North 45 feet thereof.~~

Situate in Skagit County, Washington.

Subject to:

1. Matters set forth on EXHIBIT A, attached hereto,
2. Terms and provisions of a Declaration of Covenants, Restrictions and Easements executed by the parties hereto and recorded concurrently with this deed;
3. Terms and provisions of the Grantor's right of repurchase and first right of refusal, a memorandum of which is executed by the parties hereto and recorded concurrently with this deed.

Homeplace at Burlington, LLC, by:

*[Signature]*  
Kendall Gentry, Member

*[Signature]*  
Nancy Gentry, Member

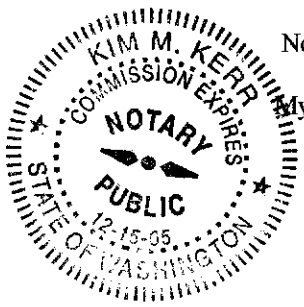
STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Kendall Gentry and Nancy Gentry are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as members of HomePlace at Burlington, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 30 day of Jan., 2003

*[Signature]*  
Typed/Printed Notary Name Kim M. Kerr

Notary Public in and for the State of Washington, residing at mt Vernon  
My appointment expires 12/15/05



582  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

FEB 06 2003

Amount Paid \$ 4806.00  
Skagit County Treasurer  
By: *[Signature]* Deputy



200302060079  
Skagit County Auditor

## Schedule "B-1" Exceptions

A. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: --  
Recorded: --  
Auditor's No: --  
Affects: Portions of the subject property and the easements appurtenant thereto

B. Question of the exact location and width of the easements set forth both in Paragraph "A" hereinabove, and on Schedule "C" hereto attached.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Homeplace at Burlington, LLC  
And: Skagit Adult Day Care  
Dated: ----, 2002  
Recorded: ----, 2002  
Auditor's No: ----  
Regarding: Memorandum of Repurchase Agreement

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: City of Burlington  
Recorded: June 14, 1999  
Auditor's No: 9906140002

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said document revises a similar document recorded as Auditor's File No. 9906140001.



200302060079  
Skagit County Auditor

2/6/2003 Page

3 of

4 11:50AM

Parcel "A":

The West 120 feet of Lot 3, in Block 136, of "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington, EXCEPT the North 45 feet thereof.

Parcel "B":

A non-exclusive easements for parking, ingress, egress, sidewalks and storm drains as set forth in that certain Declaration of Easements and Covenants with Provisions for Maintenance dated Jan 30th, 2002, and recorded Feb 6 2003, 2002, as Auditor's File No. 200302060013, over, across and under portions of the following described tract:

That portion of Lots 2 and 3, Block 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Lot 3, of said Block 136; thence East along the North line of said Lot 3, a distance of 223 feet to the Northwest corner of a tract conveyed to L.J. Sommer, by Deed recorded December 9, 1946, under Auditor's File No. 398847; thence South along the West line of said Sommer Tract to the South line of said Lot 3, said point being the Northeast corner of a tract conveyed to Belle Brendle by Deed recorded March 6, 1946, under Auditor's File No. 389077; thence West along the South line of said Lot 3, and the North line of said Brendle Tract, a distance of 78 feet to the Northwest corner of said Brendle Tract; thence South along the West line of said Brendle Tract, a distance of 10 feet to the Northeast corner of a tract conveyed to Henry G. Reinert, by Deed recorded September 9, 1946, under Auditor's File No. 395792; thence West along the North line of said Reinert Tract, a distance of 25 feet to the Southeast corner of a tract conveyed to said Henry Reinert, by Deed recorded March 28, 1949, under Auditor's File No. 429473, said point being 120 feet East of the West line of Lot 2, of said Block 136; thence North along the East line of the second referred to Reinert Tract, and said tract extended North to the Southeast corner of a tract conveyed to William S. Rabenstein, by Deed recorded September 22, 1947, under Auditor's File No. 409032; thence West along the South line of said Rabenstein tract a distance of 120 feet to the West line of said Lot 3, said point being the Southwest corner of said Rabenstein Tract; thence North along the West line of said Lot 3, to the point of beginning.



200302060079

Skagit County Auditor