

Filed for Record at the Request of:
BETTS AUSTIN JOHNSON, P.L.L.C.
1616 Cornwall Avenue, Suite 209
Post Office Box 2788
Bellingham, WA 98227-2788



200304170009

Skagit County Auditor

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Document Title: Statutory Warranty Deed
Reference No. of Documents Released/Assigned: N/A
Grantors: VSF PROPERTIES, L.L.C., a Washington Limited Liability Company, and
VERN SIMS FORD, INC., a Washington Corporation
Grantee: COULTER PROPERTIES, L.L.C., a Washington Limited Liability
Company

Exhibit "A"

Abbreviated Legals: 1. PTN VAC NTHRN AV BLK 11 WEST ADD TO TOWN OF ...
2. PTN NW ¼ SW ¼ SCT 24 TWNS 35 N RNG 4 EWM ...
3. BLK 1 TOWN OF WOOLLEY ACC TO PLAT REC ...
4. LOTS 1 - 6 INC BLK 7 TOWN OF WOOLLEY ...
5. LOTS 7 - 11 INC BLK 7 TOWN OF WOOLLEY ...

Exhibit "B"

Abbreviated Legals: 1. PTN BLK 11 WEST ADD TO TOWN OF WOOLLEY ...
2. PT BLK 1 TOWN OF WOOLLEY, ACC TO REC PLT ...
3. 2 PARCELS LAND SIT NE ¼ SW ¼ SCT 24 TWN 35 N ...

Legal Descriptions Attached as Exhibits "A" & "B" hereto (pages 4 & 5, and pages 6 & 7).

Exhibit "A"

Assessor's Tax Parcel ID #: 1. 4176-011-005-0002
2. 4176-011-900-0107
3. 4177-001-006-0001
4. 4177-007-006-0008
5. 4177-007-011-0001

Exhibit "B"

Assessor's Tax Parcel ID #: 1. 4176-011-900-0008
2. 4177-001-011-0004
3. 350427-3-082-0200
4

#1806
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 17 2003

Amount Paid: 36,717.00
Skagit Co. Treasurer
By: [Signature] Deputy

STATUTORY WARRANTY DEED

The GRANTORS, VSF PROPERTIES, L.L.C., a Washington Limited Liability Company, and VERN SIMS FORD, INC., a Washington Corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the Grantors hereby convey and warrant to COULTER PROPERTIES, L.L.C., a Washington Limited Liability Company, all of their interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

Legal descriptions for the real property conveyed by VSF PROPERTIES, L.L.C. is attached hereto as Exhibit "A."

Legal descriptions for the real property conveyed by VERN SIMS FORD, INC. is attached hereto as Exhibit "B."

DATED this 15 day of April, 2003.

VSF PROPERTIES, L.L.C.

VERN SIMS FORD, INC.

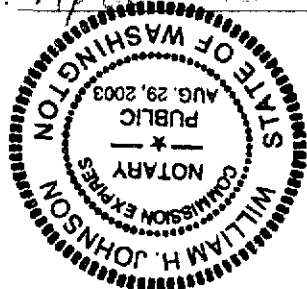
By: [Signature]
Its: Manager

By: [Signature]
Its: President

STATE OF WASHINGTON)
)ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that VERN SIMS is the person who appeared before me, and said person acknowledged that he signed this instrument on oath and stated that he was authorized to execute the instrument and acknowledged it as the Manager of VSF PROPERTIES, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: April 15, 2003.



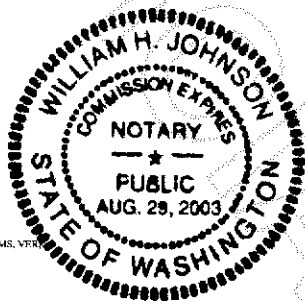
William H. Johnson
Name: William H. Johnson
NOTARY PUBLIC in and for the State of
Washington, residing at Gyrdon
My Commission Expires: 8/29/03



STATE OF WASHINGTON)
)ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that VERN SIMS is the person who appeared before me, and said person acknowledged that he signed this instrument on oath and stated that he was authorized to execute the instrument and acknowledged it as the President of VERN SIMS FORD, INC., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: April 15, 2003.



SIMS WD COUT THREE FEELS CLIENTS SIMS, VERN

William H. Johnson
Name: William H. Johnson
NOTARY PUBLIC in and for the State of
Washington, residing at Ford
My Commission Expires: 8/29/03



EXHIBIT "A"

Parcel "1": 4176-011-005-0002

That portion of the vacated Northern Avenue and of Block 11 of "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 89, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Block 11; thence East along the South line thereof 210 feet to the true point of beginning; thence continue East along said South line 91.5 feet; thence North to the right-of-way of the Seattle and Northern Railway Company; thence in a Southwesterly direction along the South line of said right-of-way to a point due North of the true point of beginning; thence South to the true point of beginning.

Parcel "2": 4176-011-900-0107

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 35 North, Range 4 East, W.M., and Lots 1 and 2, Block 1, "TOWN OF WOOLLEY", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington and of vacated streets adjoining described as follows:

Beginning at a point on the North line of Ferry Street, 361.5 feet East of the Southwest corner of Block 11, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 2 of Plats, page 89, records of Skagit County, Washington; thence East along the North line of Ferry Street 125 feet; thence North to the South line of the Seattle & Northern Railway right-of-way as shown on said plat; thence Southwesterly along said right-of-way line to a point due North of the place of beginning; thence South to the place of beginning.



Parcel "3": 4177-001-006-0001

That part of Block 1, "TOWN OF WOOLLEY", according to the plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington, and of the vacated streets adjoining, and vacated alley through said block, that have reverted by process of law, lying within the following boundaries:

Beginning at a point on the South line of said Block 1, which is 486.5 feet East of the Southwest corner of Block 11, "WEST ADDITION TO WOOLLEY", thence East along the South line of said Block 1 to the East line of alley as platted in said Block 1, "TOWN OF WOOLLEY"; thence North at right angles from the South line of said block to the South line of the Great Northern Railroad right-of-way; thence Westerly along the South line of said right-of-way to intersect with a line running North from the point of beginning and at right angles to the South line of said block; thence South to the point of beginning.

Parcel "4": 4177-007-006-0008

Lots 1 to 6, inclusive, Block 7, "TOWN OF WOOLLEY", according to the plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

Parcel "5": 4177-007-011-0001

Lots 7 through 11, inclusive, Block 7, "TOWN OF WOOLLEY", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

TOGETHER WITH the West 1/2 of that portion of vacated Eastern Avenue lying West of the Northern Pacific right-of-way and directly East of said Block 7 which has reverted to said premises upon operation of law.



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Skagit County Auditor

EXHIBIT "A" - 2 -

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EXHIBIT "B"

Parcel "1": 4176-011-900-0008

That portion of Block 11, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 89, records of Skagit County, and of vacated Northern Avenue adjoining on the North, described as follows:

Beginning at a point 301.5 feet East of the Southwest corner of Block 11, "WEST ADDITION TO WOOLLEY"; thence East along the North line of Ferry Street 60 feet; thence North to the South line of the Seattle & Northern Railway right-of-way; thence Southwesterly along said Railway line to a point due North of the point of beginning; thence South to the point of beginning.

Parcel "2": 4177-001-011-0004

That part of Block 1 "TOWN OF WOOLLEY", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 2 of Plats, page 92, and of the vacated streets adjoining and vacated alley through said block, that have reverted by process of law, lying within the following described boundaries:

Beginning at a point 586.5 feet East of the Southwest corner of Block 11, of "WEST ADDITION TO WOOLLEY, SKAGIT COUNTY, WASH.", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington in Volume 2 of Plats, page 89, and on the South line of Block 1 of the "TOWN OF WOOLLEY"; thence running North to the South line of the right-of-way of the Seattle and Northern Railway Company; thence Easterly along the South line of said right-of-way to a point 20 feet West of the West line of the original right-of-way of Northern Pacific Railway Co.; thence South parallel to and 20 feet distant from the West line of the original right-of-way of the Northern Pacific Railway Co. to the North line of Ferry Street; thence West along the North line of Ferry Street and along the South line of Block 1 of said "TOWN OF WOOLLEY", to the place of beginning; EXCEPT that portion thereof lying West of the East line of alley as platted in Block 1, "TOWN OF WOOLLEY".



Parcel "3": 35042⁴-3-082-0200

Two parcels of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 35 North, Range 4 East, W.M., Sedro Woolley, Skagit County, Washington, described as follows, to-wit:

Parcel 1 of Parcel "3"

Beginning at the intersection of the North line of Ferry Street with the centerline of 40.0 foot wide Eastern Avenue, vacated by the City Council of the City of Sedro Woolley by Resolution #101, duly passed and adopted on October 27, 1930; thence Northerly along the centerline of vacated Eastern Avenue 170.0 feet, more or less, to the Southerly line of Northern Avenue, according to the official plat of Sedro-Woolley, as filed in the County Auditor's Office in Skagit County, Washington; thence Easterly along said Southerly line of Northern Avenue 20.3 feet to the Easterly line of said vacated Eastern Avenue, also being on the Westerly line of Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company) 100.0 foot wide right-of-way, being a portion of the same property as described in Warranty Deed from Phillip A. Woolley and Kate Woolley dated April 18, 1890 and filed for record April 25, 1890 in Volume 10 of Deeds, page 450 of the records of said County; thence Northern along said Westerly right-of-way line 42.39 feet to the Northerly line of said Northern Avenue, and being 50.0 feet Southerly, as measured at right angles from Burlington Northern Railroad Company's (formerly Great Northern Railway Company) Main Track centerline of the Burlington to Concrete, Washington Branch Line, as originally located and constructed; thence Easterly along said Northern line of Northern Avenue 26.49 feet to a point being 25.0 feet Westerly, as measured at right angles from the centerline of said Railroad Company's 100.0 foot wide right-of-way; thence Southerly along a line drawn parallel with the centerline of said 100.0 foot wide right-of-way 220.0 feet, more or less, to the said North line of Ferry Street; thence Westerly along said North line of Ferry Street 45.69 feet to the point of beginning; also,

Parcel 2 of Parcel "3"

Beginning at the intersection of the North line of Woodworth Street with the centerline of 40.0 foot wide Eastern Avenue, vacated by the City Council of the City of Sedro Woolley by Resolution #101 duly passed and adopted on October 27, 1930; thence Northerly along the centerline of vacated Eastern Avenue 219.3 feet, more or less, to the South line of 80.0 foot wide Ferry Street; thence Easterly along said South line of Ferry Street 45.69 feet to a point being 25.0 feet Westerly, as measured at right angles from the centerline of Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company) 100.0 foot wide right-of-way, being a portion of the same property as described in Warranty Deed from Phillip A. Woolley and Kate Woolley dated April 18, 1890 and filed for record April 25, 1890 in Volume 10 of Deeds, page 450 of the records of said County; thence Southerly along a line drawn parallel with the centerline of said 100.0 foot wide right-of-way 219.3 feet, more or less, to the said North line of Woodworth Street; thence Westerly along said North line of Woodworth Street 45.69 feet to the point of beginning.

EXHIBIT "B" - 2 -



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Skagit County Auditor