



200401290103

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Skagit Farmers Supply
P.O. Box 266
Burlington, WA 98233

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 107032-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Burlington Hill Properties
Grantee(s): COLUMBIA 1031 Services, LLC
Abbreviated legal: Lot 19, ptn Lot 20, Burlington Hill Business Park BSP, Ph. 11

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 8029-000-019-0000/P117840 & 8017-000-020-0000/P112922

THE GRANTOR BURLINGTON HILL PROPERTIES, a Washington General Partnership for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to COLUMBIA 1031 Services, LLC, a Washington Limited Liability Company as Facilitator for Skagit Farmers Supply, a Washington Corporation, ~~WASHINGTON LIMITED LIABILITY COMPANY~~ the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO EASEMENT RESERVATION: Reserving unto the sellers for the benefit of the remaining portion of Lot 20, a non-exclusive easement for ingress, egress and utilities over, under and across the West 30 feet of the East 60 feet of the North 150 feet of that portion of said Lot 20 lying Westerly of the Southerly extension of the Easterly line of Park Lane, as shown on the face of the binding site plan, and over, under and across the East 60 feet of the South 15 feet of the North 165 feet of that portion of said Lot 20 lying Westerly of the Southerly extension of the Easterly line of Park Lane, as shown on the face of the binding site plan.

ALSO SUBJECT TO: Seller reserves the right to make one connection to the rail siding within Buyers portion of Lot 20. Location of connection shall be Buyer's choice. Construction costs of any connection shall be paid by Seller and/or Future Buyers of Lot 20. In the event future Buyer does not exercise their right to make a connection to the existing rail siding within one year of purchase said right shall cease to exist.

Paragraphs A through P, inclusive of Schedule B-1 of Land Title Company Preliminary Commitment for Title Insurance No. 107021-PE

Dated December 13, 2003

423
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 29 2004

Burlington Hill Properties

Amount Paid \$ 18690.00
Skagit County Treasurer
By: *[Signature]* Deputy

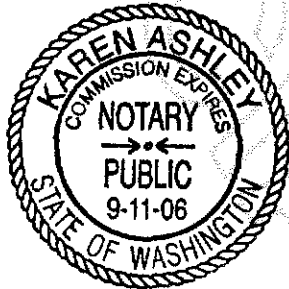
By: Dan Madlung, Managing Partner

By: *[Signature]*
Jerry Walton, Managing Partner

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 15th day of December, 2003 personally appeared before me,
Dan Madlung, Jerry Walton, the undersigned, a Notary Public in and for
the State of Washington, duly commissioned and sworn, to me known to be the
individuals described in and who executed the foregoing instrument, as General Partners
of the Burlington Hill Properties and acknowledged to me that they signed and sealed this said
instrument as their free and voluntary act and deed for the uses and purposes therein mentioned, and on
oath stated that they are authorized to execute the said instrument.

Given under my hand and official seal the day and year last above written.
(Seal)



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006



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Schedule "A-1"

DESCRIPTION:

Lot 19, "AMENDED PLAT OF LOTS 19,21,23 AND 26, AND OF TRACT "A", BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN," recorded September 15, 2000, under Auditor's File No. 200009150127, records of Skagit County, Washington; and being a portion of the South $\frac{1}{2}$ of Section 29, Township 35 North, Range 4 East, W.M.

TOGETHER WITH that portion of Lot 20, "BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN", approved October 15, 1997, recorded October 29, 1997 in Volume 13 of Short Plats, pages 53 to 56, inclusive, under Auditor's File No. 9710290033 and being a portion of the Southwest $\frac{1}{4}$ of Section 29, Township 35 North, Range 4 East, W.M. and a portion of the Northwest $\frac{1}{4}$ of Section 32, Township 35 North, Range 4 East, W.M., lying Westerly of the Southerly extension of the Easterly line of Park Lane, as shown of the face of said binding site plan.

EXCEPTING THEREFROM the East 30 feet of the North 150 feet thereof.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the East 30 feet of the North 150 feet of that portion of said Lot 20 lying Westerly of the Southerly extension of the Easterly line of Park Lane, as shown on the face of said binding site plan.

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



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