

After recording return to:

Jane Rakay Nelson
Lane Powell Spears Lubersky LLP
1420 Fifth Avenue, Suite 4100
Seattle, WA 98101-2338



200403150160
Skagit County Auditor

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(Space Above for Recorder's Use)

STATUTORY WARRANTY DEED

FIRST AMERICAN TITLE CO.

15871-1

Grantors:

S/G PROPERTIES, L.P., a Washington limited partnership
NEWMAN DEVELOPMENT GROUP OF
BURLINGTON LLC, a Washington limited liability company
SAKUMA COMMERCIAL, LLC, a Washington limited liability
company

Grantee:

HOME DEPOT U.S.A., INC., a Delaware corporation

Abbrev. Legal Description: Lot 1, BSP # BURL- 01 - 04, AF# 2, Section 7,
Township 34 North, Range 4 East 200403150166
(complete legal description on Exhibit A [page 4])

Tax Parcel Number:

THE GRANTORS, S/G PROPERTIES, L.P., a Washington limited partnership;
NEWMAN DEVELOPMENT GROUP OF BURLINGTON, a Washington limited liability
company; and SAKUMA COMMERCIAL, LLC, a Washington limited liability company, for and
in consideration of an IRC Section 1031 Like-Kind Tax-Deferred Exchange for SAKUMA
COMMERCIAL, LLC, a Washington limited liability company, convey and warrant to Grantee,
HOME DEPOT U.S.A., INC., a Delaware corporation, the real estate legally described in
Exhibit "A" attached hereto and by this reference incorporated herein, situated in the County of
Skagit, State of Washington, subject to the permitted exceptions described in Exhibit "B"
attached hereto.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

PAID

#1172 (Signatures on following page)

MAR 15 2004

Amount Paid \$ 73024.16

Skagit County Treasurer

By:

Deputy

DATED this 10th day of March, 2004.

NEWMAN DEVELOPMENT GROUP OF
BURLINGTON LLC, a Washington limited
liability company

By: George Am
Its: member

S/G PROPERTIES, L.P., a Washington limited
partnership

By: _____
Its: _____

SAKUMA COMMERCIAL, LLC, a
Washington limited liability company

By: _____
Its: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF)

I certify that I know or have satisfactory evidence that _____ is the
person who appeared before me, and said person acknowledged that (s)he signed this instrument,
on oath stated that (s)he is authorized to execute the instrument and acknowledged it as the
_____ of S/G PROPERTIES, L.P., to be his/her free and voluntary act of
such parties for the uses and purposes mentioned in this instrument.

DATED: _____

Print Name: _____
NOTARY PUBLIC for the State of Washington,
residing at _____

My appointment expires:

DATED this 10th day of March, 2004.

NEWMAN DEVELOPMENT GROUP OF
BURLINGTON LLC, a Washington limited
liability company

By: [Signature]
Its: member

S/G PROPERTIES, L.P., a Washington limited
partnership

By: [Signature]
Its: General Partners

SAKUMA COMMERCIAL, LLC, a
Washington limited liability company

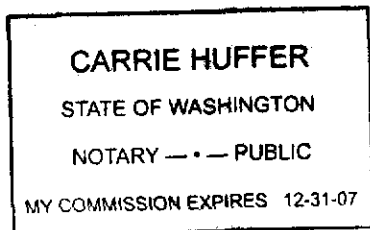
By: [Signature]
Its: Managing Member

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Satoru Sakuma and Grace K. Sakuma are is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they is authorized to execute the instrument, and acknowledged it as the General Partners of S/G PROPERTIES, L.P., to be their free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: March 15, 2004

[Signature]



Print Name: Carrie Huffer
NOTARY PUBLIC for the State of Washington,
residing at Burlington

My appointment expires: 12/31/2007

106666.0211/1084782.1



California
STATE OF WASHINGTON)
) ss.
COUNTY OF San Francisco

I certify that I know or have satisfactory evidence that George Axel
is 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 acknowledged it
as a Member of NEWMAN DEVELOPMENT GROUP OF BURLINGTON, LLC, to be his
free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: March 10, 2004 Karin Marie Lomax
Print Name: Karin Marie Lomax



NOTARY PUBLIC for the State of Washington, California
residing at San Francisco,

My appointment expires: June 8, 2006

STATE OF WASHINGTON)
) ss.
COUNTY OF)

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that (s)he signed this
instrument, on oath stated that (s)he is authorized to execute the instrument and acknowledged
it as the _____ of SAKUMA COMMERCIAL, LLC, to be his/her free and
voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: _____

Print Name: _____
NOTARY PUBLIC for the State of Washington,
residing at _____

My appointment expires: _____



California
STATE OF WASHINGTON)
) ss.
COUNTY OF San Francisco

I certify that I know or have satisfactory evidence that George Akel
is 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 acknowledged it
as a Member of NEWMAN DEVELOPMENT GROUP OF BURLINGTON, LLC, to be his
free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: March 10, 2004 Karin Marie Lomax



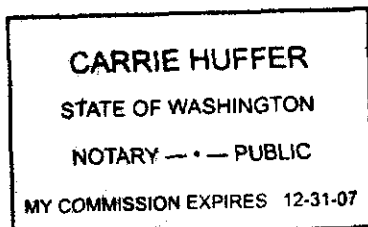
Print Name: Karin Marie Lomax
NOTARY PUBLIC for the State of Washington, California
residing at San Francisco,

My appointment expires: June 8, 2006

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Steven M. Sakuma
is the person who appeared before me, and said person acknowledged that ~~(she)~~ signed this
instrument, on oath stated that ~~(she)~~ is authorized to execute the instrument and acknowledged
it as the Managing Member of SAKUMA COMMERCIAL, LLC, to be his free and
voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: March 15, 2004 Carrie Huffer



Print Name: Carrie Huffer
NOTARY PUBLIC for the State of Washington,
residing at Burlington

My appointment expires: 12/31/2007

106666.0211/1084782.1

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200403150160
Skagit County Auditor

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Lot 1 of City of Burlington Binding Site Plan No. BURL- 01 -04, approved 03-8-04 and recorded 03-15-04 under Skagit County Auditor's File No. 200403150166, being a portion of the South 1/2 of the Northeast 1/4 and a portion of Government Lot 8, Section 7, Township 34 North, Range 4 East, W.M.

PARCEL B:

A non-exclusive mutually beneficial fill slope and landscaping easement as more particularly described in that certain Easement Agreement recorded February 11, 2004 under Auditor's File No. 200402110100.

PARCEL C:

A non-exclusive mutually beneficial fill slope and landscaping easement as more particularly described in that certain Easement Agreement recorded February 11, 2004 under Auditor's File No. 200402110132.

PARCEL D:

A non-exclusive easement for ingress, egress and utilities running from the South line of an easterly portion of Parcel "A" above to the North line of the Whitmarsh Road as more particularly described in that certain easement agreement recorded February 11, 2004 under Auditor's File No. 200402110099.



EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Real property taxes (prorated to close of escrow), a lien not yet due and payable.
2. Special Assessment levied by the Port of Skagit County (LID #97-1) prorated at close of escrow, subject to proper segregation by the levy authority; or, if segregation is not available, subject to agreement between Seller and Buyer as to the appropriate calculation for amounts due in connection with Buyer's parcel.
3. Easement in favor of Port of Skagit County dated July 7, 1998, recorded July 21, 1998 at Auditor's File No. 9807210077 for storm drainage purposes.
4. Relinquishment of right of access to State Highway and of light, view and air, under terms of deed to the State of Washington recorded July 16, 1954 at Auditor's File No. 504049.
5. Conditions and restrictions, if any, contained in Binding Site Plan BURL- 01 - 04, approved 03-8-04 and recorded 03-15-04 under Skagit County Auditor's File No. *, being a portion of the South 1/2 of the Northeast 1/4 and a portion of Government Lot 8, Section 7, Township 34 North, Range 4 East, W.M. *200403150156

