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200404080092  
Skagit County Auditor

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200403150160  
Skagit County Auditor

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After recording return to:

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

(Space Above for Recorder's Use)

**STATUTORY WARRANTY DEED**

FIRST AMERICAN TITLE CO.

10871-1

**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 *200405150156*  
(complete legal description on Exhibit A [page 4])

**Tax Parcel Number:**

P121436

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

~~MAR 15 2004~~  
# 1172

(Signatures on following page)

Amount Paid \$ 73024.16  
By: *[Signature]*  
Skagit County Treasurer  
Deputy

*Rerecorded to correct  
scrivener's error on legal  
description (incorrect AFN  
of BSP) and to insert tax  
account no.*

DATED this 10<sup>th</sup> day of March, 2004.

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

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

By: [Signature]  
Its: Member

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: \_\_\_\_\_

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 1058  
APR 03 2004

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

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

My appointment expires:  
\_\_\_\_\_

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DATED this 10 day of March, 2004.

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

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

By: [Signature]  
Its: Member

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 in free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: March 15, 2004 [Signature]

CARRIE HUFFER  
STATE OF WASHINGTON  
NOTARY -- -- PUBLIC  
MY COMMISSION EXPIRES 12-31-07

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

My appointment expires: 12/31/2007

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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

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 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



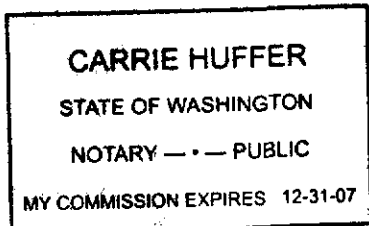
NOTARY PUBLIC for the State of Washington, California  
residing at San Francisco,

My appointment expires: June 8, 2006

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

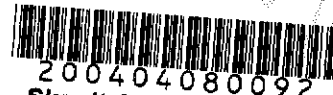
I certify that I know or have satisfactory evidence that Steven M. Sakuma  
is the person who appeared before me, and said person acknowledged that ~~(she)~~ signed this  
instrument, on oath stated that ~~(she)~~ is authorized to execute the instrument and acknowledged  
it as the Managing Member of SAKUMA COMMERCIAL, LLC, to be his/her 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



Skagit County Auditor

**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. \* 200403150156, 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.

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