

AFTER RECORDING MAIL TO:
Mr. Bryan Sakuma
P.O. Box 427
Burlington, WA 98233

200407300124
Skagit County Auditor
7/30/2004 Page 1 of 3 11:49AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112777-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Dean Robert Hayes and Lindsey J. Hayes
Grantee(s): Sakuma Commercial, L.L.C.
Abbreviated Legal: a ptn of Lots 1 & 2, Short Plat 28-82 in 35-36-3 E W.M.
Assessor's Tax Parcel Number(s): 360335-4-003-0300, P106470, 360335-4-003-0400, P106471

THE GRANTOR DEAN ROBERT HAYES and LINDSEY J. HAYES, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and an part of an IRC Section 1031 Tax-Deferred Exchange in hand paid, conveys and warrants to SAKUMA COMMERCIAL, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

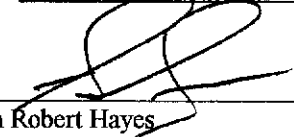
That portion of Lots 1 and 2, Short Plat No. 28-82, approved October 25, 1982, recorded October 26, 1982 in Book 6 of Short Plats, page 18, under Auditor's File No. 8210260020 and being a portion of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of said Lot 1;
thence North 01°33'00" West, along the East line of said Lot 1, a distance of 279.03 feet;
thence South 88°19'25" West a distance of 440.43 feet to the Westerly line of said Lot 1;
thence continuing South 88°19'25" West a distance of 184.50 feet;
thence South 01°33'00" East a distance of 409.52 feet to the South line of said Lot 2;
thence North 88°16'47" East a distance of 289.97 feet to the Southeast corner of said Lot 2;
thence North 01°33'00" West a distance of 130.00 feet to the Southwest corner of Lot 1;
thence North 88°16'47" East, along the South line of Lot 1, a distance of 335.00 feet to the point of beginning.

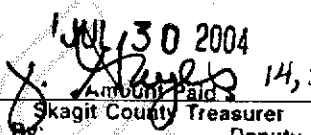
Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated July 28, 2004



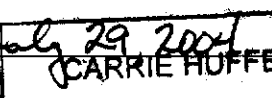
Dean Robert Hayes

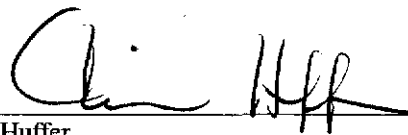
3968
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
JUL 30 2004
Amount Paid 14,507.00
Lindsey J. Hayes
Skagit County Treasurer
By:  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dean Robert Hayes and Lindsey J. Hayes
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: July 29 2004


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


Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light
 Purpose: To construct, erect, alter, improve, repair, operate and maintain electric lines
 Area Affected: The East line of the subject property
 Recorded: February 8, 1937
 Auditor's No.: 286599

B. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Olympic Pipe Line Company
 Purpose: To construct, maintain, operate, repair, replace, change and remove pipelines
 Area Affected: The exact location is undisclosed
 Recorded: January 10, 1964 and August 3, 1966
 Auditor's No.: 645258 and 686275

C. Notes contained on the face of Short Plat No. 28-82, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Rural 5 acre;
4. Sewage Disposal - Individual septic systems;
5. Water of sufficient quality and/or quantity for normal domestic purposes is not provided at the time of filing this short plat. The buyer should inquire and investigate as to the availability of said water.

D. Conditional Agreement regarding Mound Fill System installation as recorded July 18, 1991, under Auditor's File No. 9107180007.

E. RESTRICTION CONTAINED IN DEED:

Executed By: Hilton Hayes et ux
 Recorded: December 12, 1994
 Auditor's No.: 9412120101
 As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Hilton Hayes and Addie G. Hayes, husband and wife
 Purpose: For well operation and maintenance and well protection over a 100 foot radius circle
 Area Affected: Beginning at the Northeast corner of said Lot 1; thence South 01°33'00" East along the East line of thereof and the West line of Ershig Road, a distance of 208.06 feet; thence South 88°19'25" West parallel with the North line of said Lot 1, a distance of 81.96 feet; thence South 01°40'35" East, a distance of 6.16 feet to the center of said 100 foot radius circle.
 Dated: November 29, 1994
 Recorded: December 12, 1994
 Auditor's No.: 9412120102

Handwritten initials: QH DH



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EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Lots 1 and 2, Short Plat No. 28-82, approved October 25, 1982, recorded October 26, 1982 in Book 6 of Short Plats, page 18, under Auditor's File No. 8210260020 and being a portion of the South ½ of the Northeast ¼ of the Southeast ¼ of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of said Lot 1;
thence North 01°33'00" West, along the East line of said Lot 1, a distance of 279.03 feet;
thence South 88°19'25" West a distance of 440.43 feet to the Westerly line of said Lot 1;
thence continuing South 88°19'25" West a distance of 184.50 feet;
thence South 01°33'00" East a distance of 409.52 feet to the South line of said Lot 2;
thence North 88°16'47" East a distance of 289.97 feet to the Southeast corner of said Lot 2;
thence North 01°33'00" West a distance of 130.00 feet to the Southwest corner of Lot 1;
thence North 88°16'47" East, along the South line of Lot 1, a distance of 335.00 feet to the point of beginning.

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