

AFTER RECORDING MAIL TO:
Sakuma Commercial, LLC
P.O. Box 427
Burlington, WA 98233



200408270024
Skagit County Auditor

8/27/2004 Page 1 of 4 9:12AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113280-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Emil Torrell and Alberta R. Torrell
Grantee(s): Sakuma Commercial, L.L.C.
Abbreviated Legal: a ptn of W 1/2 of NW 1/4, 11-34-3 E W.M.
Assessor's Tax Parcel Number(s): 340311-2-004-0006, P21460, 340311-2-005-0005, P21462

THE GRANTOR EMIL TORRELL and ALBERTA R. TORRELL, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an IRC Section 1031 Tax-Deferred Exchange in hand paid, conveys and warrants to SAKUMA COMMERCIAL, L.L.C. a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Reserving unto Grantors a life estate in the subject real estate, conditional upon one or both Grantor's continued occupancy of said real estate as their permanent residence. In the event both Grantors cease to use same as their permanent residence, this reserved life estate shall lapse, and be of no further legal force or effect, and fee simple title shall vest absolutely in Grantee herein, or grantee's heirs, successors or assigns, as the case may be.

That portion of the West 1/2 of the Northwest 1/4 of Section 11, Township 34 North, Range 3 East W.M., lying North of the Great Northern Railway right of way, as said right of way was conveyed by Deed recorded January 10, 1890, in Volume 9 of Deeds, page 303, records of Skagit County, Washington;

EXCEPT that portion, if any, lying within the boundaries of the as built and existing County road commonly known as Ovenell Road.

Situate in the County of Skagit, State of Washington.

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

Dated August 18, 2004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4568

AUG 27 2004

Amount Paid \$ 605.80
By Skagit Co. Treasurer Deputy

Emil Torrell
Emil Torrell

Alberta R. Torrell
Alberta R. Torrell

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Emil Torrell and Alberta R. Torrell 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: 8-26-04

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

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

Sakuma Commercial, LLC acknowledges Grantors reservation of a life estate.

Sakuma Commercial, LLC

By: Steven M. Sakuma, Managing Member
STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Steven M. Sakuma
is _____ the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is Managing Member
of Sakuma Commercial, LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 26, 2004

Carrie Huffer

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

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



200408270024
Skagit County Auditor

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Pipe line
 In Favor Of: Cascade Natural Gas Corporation
 Recorded: October 4, 1956
 Auditor's No.: 542449
 Affects: A strip of land 50 feet in width, the exact location of which is not disclosed on the record

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Pipe line
 In Favor Of: Trans Mountain Oil Pipeline Corporation, a corporation
 Recorded: February 13, 1957
 Auditor's No.: 547508
 Affects: A strip of land, the exact width and location of which is not disclosed on the record

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Pipe line
 In Favor Of: Olympic Pipe Line Company, a Delaware Corporation
 Recorded: January 10, 1964
 Auditor's No.: 645274
 Affects: Exact width and location not disclosed on the record

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Washington Corporation
 Purpose: The right to construct, operate, maintain, inspect, repair, relocate, replace, alter and remove a petroleum pipeline; a natural gas pipeline and a sanitary sewer pipeline with appurtenances thereto including cathodic equipment
 Area Affected: A right of way 50 feet in width having 25 feet of such width on each side of a centerline described as follows: Beginning at a point on the West line of said Northwest ¼ a distance of 25.00 feet South of the Northwest corner of said Northwest ¼; thence South 88°20'10" East parallel to the North line of said Northwest ¼ a distance of 830.62 feet; thence South 43°20'10" East a distance of 416.69 feet; thence South 88°20'10" East a distance of 197.77 feet to the East line of the West ½ of said Northwest ¼, being the terminus of said centerline.
 Dated: May 24, 1982
 Recorded: June 22, 1982
 Auditor's No.: 8206220038



200408270024
Skagit County Auditor

D. (Continued):

By Assignment of Easement recorded August 30, 1983 under Auditor's File No. 8308300046, certain rights in and to said easement were assigned to Cascade Natural Gas Corporation, a Washington corporation.

By Assignment of Easement recorded August 22, 1984 under Auditor's File No. 8408220016, certain rights in and to said easement were assigned to the City of Burlington, a Washington municipal corporation.

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Olympic Pipe Line Company, a corporation of Delaware
Purpose:	The right to lay, construct, operate, maintain, inspect, repair, replace and remove (all of the rights and privileges granted hereunder being hereafter referred to collectively for convenience as to the right to maintain) a pipeline or pipelines, in whole or in part, for the transportation of gas, oil, petroleum, or any of its products, water, or any other liquids, gases and other substances, whether similar or dissimilar, which can be transported through a pipeline, and such other underground equipment, communication cables and appurtenances, whether or not the same may be necessary or incidental to or for such operations, the grantee selecting the depth and route at and upon which said line is to be laid;
Area Affected:	A strip of land 20 feet in width and approximately 1445.08 feet in length, lying within the existing 50 foot Puget Sound Power and Light Co. easement, recorded June 22, 1982, under Auditor's File No. 8206220038
Dated:	July 17, 1997
Recorded:	July 22, 1997
Auditor's No.:	9707220097

F. SURFACE EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Olympic Pipe Line Company, a corporation of Delaware
Purpose:	To construct, operate, maintain, inspect, repair, replace and removing a meter (Densitometer) station
Area Affected:	As described therein
Dated:	June 11, 1998
Recorded:	June 16, 1998
Auditor's No.:	9806160038



200408270024
Skagit County Auditor

8/27/2004 Page

4 of

4 9:12AM