

When Recorded Return to:  
TIME OIL CO.  
H. Roger Holliday, President  
2737 West Commodore Way  
Seattle WA 98199



200409010085  
Skagit County Auditor

9/1/2004 Page 1 of 2 11:20AM

Chicago Title Company - Island Division  
Order No: BE9351 MJJ

LAND TITLE OF SKAGIT COUNTY  
113344-S

**STATUTORY WARRANTY DEED**

THE GRANTOR ONE-WAY CONSTRUCTION, INC., a Washington corporation

for and in consideration of Two Hundred Twenty Thousand and 00/100...(\$220,000.00)  
DOLLARS in hand paid, conveys and warrants to TIME OIL CO., a Washington corporation

the following described real estate, situated in the County of Skagit, State of Washington:

**A portion of Government Lot 2, Section 19, Township 35 North, Range 5 East of the  
Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and  
made a part hereof.**

Tax Account No. : 350519-2-001-0100 P115435

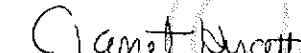
Subject to: Restrictions, reservations and easements of record as described in Schedule B-1 of  
commitment for title insurance order no. 113344-S, issued by Land Title Company of Skagit  
County and attached hereto and made a part hereof on page 2.

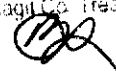
#4737  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: August 30, 2004

ONE-WAY CONSTRUCTION, INC.

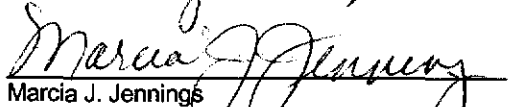
  
By Roger Dillard, President

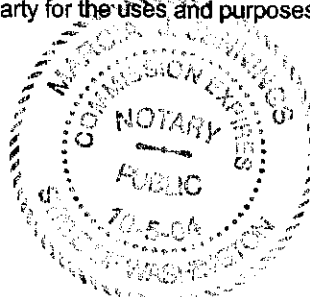
  
By Janet Hyatt, Vice  
President

SEP 01 2004  
3916.00  
Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Roger Dillard and Janet Hyatt the person(s) who appeared  
before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are  
authorized to execute the instrument and acknowledged it as the President and Vice President of One-Way  
Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this  
instrument.

Dated: August 31, 2004  
  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2004



Chicago Title Company - Island Division

EXHIBIT 'A'

DESCRIPTION:

That portion of the following described Parcel "A" lying Southerly of a line drawn parallel with and 75 feet Southerly, when measured at right angles and/or radially, from the SR 20 Line Survey of SR 20, Sedro-Woolley Easterly:

PARCEL "A":

That portion of Government Lot 2, Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington, described as:

Beginning at a point 1,387.7 feet North and 30 feet East of the West ¼ corner of said Section 19;  
thence North 86°11' East 624 feet;  
thence Southerly parallel with now existing State Highway 70 feet;  
thence South 86°11' West 24 feet to the initial point;  
thence South 2°53' West 332.4 feet to the intersection with the Northerly line of the Great Northern Railway Company right of way;  
thence South 53°31' West along said right of way line 250 feet;  
thence North 2°53' East 455 feet;  
thence North 86°11' East 200 feet to the initial point.

Situate in the County of Skagit, State of Washington.

- END OF EXHIBIT "A" -

Schedule "B-1"

113344-S

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Thomas C. Oaks and Elna S. Oaks, husband and wife
Purpose:	To construct, operate, maintain and reconstruct a water line and a sewer line
Area Affected:	Southerly 10 feet
Dated:	June 9, 1978
Recorded:	June 14, 1978
Auditor's No.:	881398



200409010085

Skagit County Auditor