



200409130123

Skagit County Auditor

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AFTER RECORDING MAIL TO:  
B&T Enterprises, LLC

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B82248

FIRST AMERICAN TITLE 00.  
B82248E-1

**Statutory Warranty Deed**

Section 8, Township 34, Range 4; Ptn. NW 1/4  
Assessor's Tax Parcel Number(s): 340408-2-010-0408 P24246, 340408-2-010-0309 P24245

THE GRANTOR Burlington Land Company, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to B&T Enterprises, LLC, a Washington limited liability corporation the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A"

The South 400 feet of the East 200 feet of the West 500 feet of that portion of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 34 North, Range 4 East, W.M., lying East of the East margin of Old State Highway 99, now designated as Burlington Boulevard. (As said road existed prior to August 25, 1986);

EXCEPT the North 130 feet thereof;

TOGETHER WITH that certain easement recorded under Auditor's File No. 8904250052.

Parcel "B"

The South 200 feet of the West 300 feet of that portion of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 34 North, Range 4 East, W.M., lying East of the East margin of the Old State Highway 99, now designated as Burlington Boulevard;

EXCEPT that portion thereof lying Westerly of a line 40 feet East of and parallel with the West line of the Northwest 1/4 of said Section 8, conveyed to the City of Burlington by Deed recorded under Auditor's File No. 8608250016, records of Skagit County, Washington.

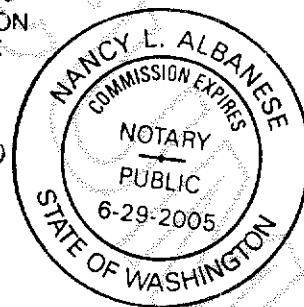
Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A".  
Dated **SEPT. 1, 2004**

Burlington Land Company, LLC

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

By: Frederick G. Flemming, Managing Member

4938  
\$3 2004  
\$21,805.00  
Amount Paid \$  
Skagit Co. Treasurer  
By Deputy



State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Frederick G. Flemming the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Managing member of BURLINGTON LAND COMPANY LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 9/1/04

Notary Public in and for the State of WA  
Residing at 9 Macostes

my Commission Expires 6-29-05  
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**Exceptions:**

A. Easement for electric transmission and distribution line, together with necessary appurtenances, including the terms and conditions therein granted by instrument recorded under Auditor's File No. 234986, records of Skagit County, Washington, in favor of Puget Sound Power & Light Company.

**B. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: March 10, 1980  
Recorded: March 18, 1980  
Auditor's No: 8003180008  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Being located on the subject property beginning at a point on the West line that is 5 feet North of the Southwest corner thereof; thence following the approximate bearings and distances of North 90 degrees East, 95 feet, North 83 degrees East, 100 feet, North 6 degrees East, 225 feet to its terminus.

**C. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: October 15, 1984  
Recorded: October 23, 1984  
Auditor's No: 8410230036  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

As constructed on the subject property beginning at a point on the East line thereof that is approximately 195 feet North of the Southeast corner thereof; thence West approximately 235 feet to its terminus.

**D. RESERVATIONS CONTAINED IN DEED**

Executed by: David W. Clarke, et al  
Recorded: January 15, 1993  
Auditor's No: 9301150116  
As Follows:

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



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light co.  
Recorded: March 18, 1980  
Auditor's No: 8003180007  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way;  
Area Affected: South 10 feet of Parcel B

F. Non-exclusive easement for ingress and egress and utilities over and across the South 20 feet of Parcel B, disclosed by recital contained in instrument recorded under Auditor's File No. 871062.

G. EASEMENT AND AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED:

Between: Arthur G. Schreifels and Thelma Schreifels and Gary J. Kapphahn and Jane A. Kapphahn  
Dated: November 4, 1986  
Recorded: April 25, 1989  
Auditor's No.: 8904250052  
Providing: Joint access and utility easement together with provisions for costs of maintaining the same  
Affects: Approximate Southerly 20 feet of a Westerly portion of Parcel B

H. Any question which may arise regarding misplaced or encroaching concrete wall as disclosed by Survey recorded under Auditor's File No. 8906060029 in Volume 8 of Surveys, page 186.



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