

AFTER RECORDING MAIL TO:

City of Burlington
900 E. Fairhaven
Burlington, WA 98233

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B82584

200409300159
Skagit County Auditor
9/30/2004 Page 1 of 2 1:42PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Assessor's Tax Parcel Number(s): 340405-3-001-0004 P23564

THE GRANTOR Dual State Investments LLC, a limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to City of Burlington, a Washington municipal corporation the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Tract 85, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying West of the following described line:

Beginning at a point on the South line of said Tract 85, which is North 88 degrees 55' West, 1212.4 feet and 30 feet North of the South 1/4 corner of Section 5, Township 34 North, Range 4 East, W.M., said point being the Southwest corner of that tract conveyed to Joseph Pauli and Ethel Pauli, husband and wife, by deed dated December 26, 1958, and recorded December 29, 1958, under Auditor's File No. 574035; thence North along the West line of the Pauli Tract, 629.3 feet, more or less, to the North line of said Tract 85 and the terminal point of said line being hereby described.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A".

Dated Sept. 24, 2004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
5320

SEP 30 2004
BY: Jeffrey D. Hamilton, Managing Member

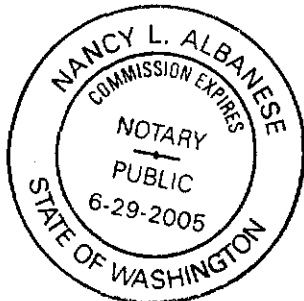
Amount Paid \$5455.00
By Skagit Co. Treasurer
Deputy

By Joan Hamilton, Managing Member

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Jeffrey D. Hamilton and Joan Hamilton are 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 are the Managing Members of DUAL STATE INVESTMENTS LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 9/30/04



Notary Public in and for the State of WA
Residing at anacortes
My appointment expires: 6-29-05

Exceptions:

A. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No: 8401270029
Volume/Page: Vol. 5, page 114

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Burlington, a municipal corporation of the State of
Washington
And: Whitfield, Allegre, Mitzel Partnership
Dated: December 8, 1994
Recorded: December 16, 1994
Auditor's No: 9412160059
Regarding: Sewer facilities and reimbursement of costs by subsequent
users



200409300159

Skagit County Auditor