



200412220146
Skagit County Auditor

12/22/2004 Page 1 of 2 3:47PM

Name: City of Burlington

Address: 900 E. Fairhaven

City and State: Burlington, WA 98233

Tax Account Number: portions of P23564 and P62849
Escrow #: B82584 E

1382584E
FIRST AMERICAN TITLE CO.

STATUTORY WARRANTY DEED

THE GRANTOR Dual State Investments, LLC, a Washington Limited Liability Company for and in consideration of clearing title and of a boundary line adjustment without 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:

Parcel "X":

That portion of the East 264.00 feet of the South 825.00 feet of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M. being more particularly described as follows:

Commencing at the Northeast corner of said East 264.00 of the South 825.00 feet; thence South 0 degrees 30' 59" East along the East line of said Southwest 1/4 of the Southwest 1/4 for a distance of 152.35 feet; thence North 18 degrees 35' 55" West for a distance of 36.19 feet to a point of curvature; thence along the arc of said curve to the right, concave to the Northeast, having a radius of 380.00 feet, through a central angle of 18 degrees 04' 56" an arc distance of 119.93 feet to a point of tangency; thence North 0 degrees 30' 59" West for a distance of 0.63 feet, more or less, to the North line of said South 825.00 feet of the Southwest 1/4 of the Southwest 1/4 at a point bearing North 89 degrees 18' 30" West from the Point of Beginning; thence South 89 degrees 18' 30" East along said North line for a distance of 30.01 feet, more or less, to the Point of Beginning.

Parcel "Y":

That certain unnamed dedicated road adjoining the West line of Tract 85 "PLAT OF BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49 records of Skagit County, Washington, all as described in Skagit County Superior Court Cause No. 81-2-00071-4;

EXCEPT that portion lying with a Tract of land conveyed to Thad L. Bingham, et ux, by Deed recorded December 10, 1943 as Auditor's File No. 367953,

ALSO EXCEPT that portion thereof described as follows: Beginning at the Northwest corner of the above described Tract; thence South 89 degrees 23' 26" East along the North line of said Tract for a distance of 4.87 feet to the proposed Westerly margin of South Spruce Street; thence South 18 degrees 35' 55" East along said proposed Westerly margin for a distance of 31.13 feet, to a point of curvature; thence along the arc of said curve to the right, having a radius of 320.00 feet, through a central angle of 18 degrees 04' 56" for a distance of 100.99 feet to a point of tangency; thence North 87 degrees 27' 42" West to the Northeast corner of the West 16.00 feet of the South 530.00 feet of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M.; thence North 89 degrees 18' 30" West along said North line of the South 530 feet for a distance of 16.00 feet to the Northwest corner thereof at a point bearing South 0 degrees 30' 59" East from the Point of Beginning; thence North 0 degrees 30' 59" West along the West line of said subdivision, also being the West line of the above described unnamed dedicated road right-of-way for a distance of 127.91 feet, more or less, to the POINT OF BEGINNING.

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.

This boundary line adjustment is approved by Margaret Fink of the City of Burlington Planning Department.

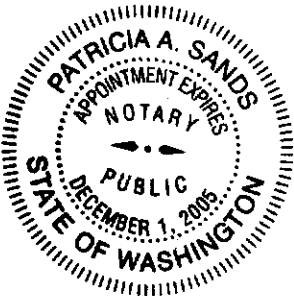
Dated this 20th day of December, 2004.

Dual State Investments LLC by its managing member:

J. Hamilton
Managing member

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

M. Fink 12/21/04
PLANNING DIRECTOR DATE

STATE OF WASHINGTON: } ss. County of	ACKNOWLEDGMENT - Representative Capacity
I certify that I know or have satisfactory evidence that <u>Jeff Hamilton</u> is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the <u>owner/member</u> of <u>Hamilton Construction, LLC</u> to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.	
GIVEN under my hand and official seal the day and year last above written.	
	<u>Patricia A. Sands</u> Notary Public in and for the State of Washington, residing at <u>12-1-2005</u> My appointment expires

6892
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

DEC 22 2004

By: [Signature]
Skagit County Treasurer
Deputy



200412220146
Skagit County Auditor