

AFTER RECORDING MAIL TO:
Gregory R. Greenfield, Dawn D. Greenfield
Anacortes, WA 98221



200503150167
Skagit County Auditor

3/15/2005 Page 1 of 3 4:14PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83477

Statutory Warranty Deed

Grantor(s): Dual State Investments, LLC
Grantee(s): Gregory R. Greenfield and Dawn D. Greenfield

B83477E
FIRST AMERICAN TITLE CO.

Section 5, Township 34, Range 4; Ptn. SW – SW and portion of unnamed road adjoining Tract 85
"Burlington Acreage"

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3867-000-085-0004, P62849, 340405-3-001-0004, P23564

THE GRANTOR Dual State Investments, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, AS PART OF AN IRS 1031 TAX DEFERRED EXCHANGE in hand paid, conveys and warrants to Gregory R. Greenfield and Dawn D. Greenfield, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to covenants, condicions, restrictions and easements as per Exhibit "B" attached hereto.

Dated 2-25-05

#1180
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dual State Investments, LLC
Jeff Hamilton, Managing Member

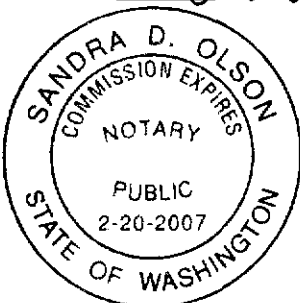
MAR 15 2005

Amount Paid \$ *13172.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Jeff Hamilton 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 Dual State Investments to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 2-28-05



Sandra D. Olson
Notary Public in and for the State of Washington
Residing at Burlington, Wa
My appointment expires 2-20-07

EXHIBIT A

Parcel "A":

The East 264 feet of the South 825 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 5, Township 34 North, Range 4 East, W.M., EXCEPT the following described tract:

Beginning at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 5; thence West 264 feet; thence North 530 feet; thence East 280 feet; thence South 530 feet; thence West 16 feet to the place of beginning;

ALSO EXCEPT the following described tract:

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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 "B":

That portion of an 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, that lies within the following described tract:

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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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.

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

Parcel "C":

A non-exclusive easement for ingress, egress and utilities over, across and under the following described property as more fully provided for in document recorded September 30, 2004 under Auditor's File No. 200409300160:

The West 35 feet of 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 $\frac{1}{4}$ 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.



200503150167
Skagit County Auditor

EXHIBIT "B"

Exceptions:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The City of Burlington
Recorded: December 6, 1983
Auditor's No.: 8312060014
Purpose: Utilities
Area Affected: Portion subject property

Said easement replaces an easement agreement recorded February 18, 1983 under Auditor's File No. 8302180019.

B. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

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

C. Deleted

D. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No: 9806240100
Volume/Page: Vol. 20 of Surveys, Page 156
Survey Affects: Portion of subject property



200503150167
Skagit County Auditor
3/15/2005 Page 3 of 3 4:14PM