

AFTER RECORDING MAIL TO:  
Mount Vernon Terminal Railway, LLC  
615 N. 16th Street  
Mount Vernon, WA 98273

200507290017  
Skagit County Auditor

7/29/2005 Page 1 of 3 8:55AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 116838-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): CN Liquidating  
Grantee(s): Mount Vernon Terminal Railway, LLC  
Abbreviated Legal: ptn GL 8, 18-34-4 E W.M.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 340418-0-044-0202 P26115/340418-0-077-0004 P26160

THE GRANTOR C.N. LIQUIDATING, a Washington General Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MOUNT VERNON TERMINAL RAILWAY, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 116838-SE.

Dated July 19, 2005

CN Liquidating

By: Vern Sims, individually and as Trustee

By: Michael T. Crawford, Partner

By: Brian McIntyre, Partner

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 29 2005

STATE OF Washington }  
County of Skagit } SS:

Amount Paid \$ 2325.00  
By Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence Vern Sims, Brian McIntyre & Michael T. Crawford are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and are General Partners /Trustee of C.N. Liquidating

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 29, 2005

Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007

CARRIE HUFFER  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 12-31-07

**EXHIBIT A**

**DESCRIPTION:**

**PARCEL "A":**

That portion of Government Lot 8, Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of that certain strip of land conveyed to the Bellingham and Skagit Railway Company, a corporation, by deed dated September 9, 1911 and recorded in Volume 87 of Deeds, page 217, records of Skagit County, Washington, which point is 597.46 feet West and 16.5 feet North of the Southeast corner of said Section;  
thence North 36°58' East along the West line of said railroad company strip of land a distance of 300 feet to the true point of beginning;  
thence South 53°02' East 100 feet to a point 50 feet North 53°02' West from centerline of Great Northern Railroad;  
thence North 36°58' East along the Westerly line of Great Northern Railroad Company right of way 471.50 feet to the Southeast corner of a strip of land deeded by Puget Sound & Cascade Transportation Co., to C. O. Davis and recorded in Volume 221 of Deeds, page 232, records of Skagit County;  
thence West along South line of said strip 118.46 feet;  
thence South 36°58' West 408.00 feet to the point of beginning,

EXCEPT that portion of said property described as follows:

Beginning at a point on the Westerly line of that certain strip of land conveyed to Bellingham & Skagit Railway Company by deed dated September 9, 1911, and recorded in Volume 87 of Deeds, page 217, which point is 597.46 feet West and 16.5 feet North of the Southeast corner of said Section 18;  
thence North 36°58' East along the Westerly line of said right of way 600 feet to the true point of beginning;  
thence South 53°02' East 40 feet;  
thence North 36°58' East to the terminal point of the former Pacific Northwest Traction Company right of way as conveyed to Mount Vernon Terminal Railway, Inc., by deed recorded in Volume 180 of Deeds, page 30, records of Skagit County;  
thence West to a point which is North 36°58' East of the true point of beginning;  
thence South 36°58' West to the true point of beginning,

AND EXCEPT the following:

Beginning at the Southeast corner of Section 18, Township 34 North, Range 4 East, W.M.;  
thence South 89°58' West along the South line of said Section 18, 537.00 feet;  
thence North 36°58' East and parallel with the centerline of the Mount Vernon Terminal Railway Co., Inc. right of way, 277.44 feet;  
thence North 53°02' West, 8.49 feet to the true point of beginning;  
thence North 53°02' West, 48.86 feet to the Westerly line of the Mount Vernon Terminal Railway Co., Inc. right of way;  
thence North 36°58' East along the Westerly right of way line of the Mount Vernon Terminal Railway Co., Inc. 300.00 feet;  
thence South 53°02' East, 48.86 feet;  
thence South 36°58' West and parallel with the Westerly right of way line of the Mount Vernon Terminal Railway Co., Inc., 300.00 feet to the true point of beginning.

*[Handwritten signature]* *MTC* *BJM*



200507290017  
Skagit County Auditor

DESCRIPTION CONTINUED:

PARCEL "A" continued:

ALSO EXCEPT the following:

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Tract "B" of Short Plat No. MV-3-89 approved October 2, 1989 and recorded October 3, 1989, under Auditor's File No. 8910030020; thence South 31°32'32" West along the West right of way line of the Burlington Northern Railway and the East line of said Tract "B", a distance of 88.78 feet; thence South 89°11'15" West, a distance of 48.58 feet to the true point of beginning of this property description; thence South 31°32'32" West, a distance of 83.20 feet; thence North 58°27'28" West 10.10 feet; thence South 31°32'32" West, 61.29 feet; thence following the Mount Vernon Terminal Railway Westerly right of way lines of the following courses: North 58°27'28" West, 8.68 feet; North 31°32'32" East, 132.48 feet; and North 89°11'15" East, a distance of 22.45 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Tract "B" of Short Plat No. MV-3-89, approved October 2, 1989 and recorded October 3, 1989, under Auditor's File No. 8910030020; thence South 31°32'32" West along the West right of way line of the Burlington Northern Railway and the East line of said Tract "B", a distance of 88.78 feet; thence South 89°11'15" West, a distance of 48.58 feet to the Northeast corner of that tract of land conveyed by Mount Vernon Terminal Railway to CN Liquidating, by deed recorded under Auditor's File No. 9006270048, records of Skagit County, Washington; thence North 31°32'32" East, a distance of 88.78 feet to the North line of said Tract "B"; thence North 89°11'15" East along the North line of said Tract "B", a distance of 48.58 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

*[Handwritten signatures]*

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Vern Sims the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 27, 2005

*[Handwritten signature]*  
Carrie Huffer

**CARRIE HUFFER**  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 12-31-07

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007

