

AFTER RECORDING MAIL TO:
Puget Sound Energy, Inc.
P. O. Box 97034
Bellevue, WA 98009
Attn: George Lertkantitham



200507290175
Skagit County Auditor
7/29/2005 Page 1 of 4 2:06PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B80331

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

B80331

Grantor(s): Burlington Hill Properties
Grantee(s): Puget Sound Energy, Inc.

Ptn. Lot 20, "Burlington Hill Business Park, Phase II" and ptn. Lot 21, "Amended Plat of Lots 19, 21, 23 and 26 and Tract A, Burlington Hill Business Park, Phase II, Binding Site Plan."
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 8017-000-020-0000, P112922, 8029-000-021-0100, P121741, 8017-000-020-0100, P119930,

THE GRANTOR Burlington Hill Properties, a general partnership 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 Puget Sound Energy, Inc., a Washington corporation 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, conditions, restrictions and easements as per Exhibit "B"

Dated 5/27/05

Burlington Hill Properties

By: Jerry Walton, General Partner

By: Daniel R. Madlung, General Partner

4072
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 29 2005

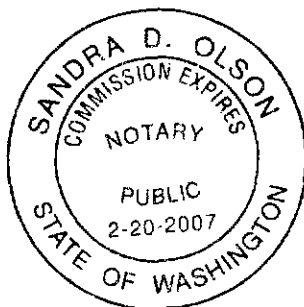
Amount Paid \$ 27951.00
Skagit Co. Treasurer

By Deputy

State of Washington }
County of Skagit } SS:

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Daniel R. Madlung and Jerry Walton to me known to be the individuals described in and who executed the foregoing instrument as General Partners of the Burlington Hill Properties, a General Partnership, and acknowledged that they they signed said instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated they are authorized to execute the said instrument.

Date: 6-10-05



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

EXHIBIT "A"

Parcel "X":

That portion of Lot 20, "BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN", approved October 15, 1997, recorded October 29, 1997 in Volume 13 of Short Plats, pages 53 to 56, inclusive, under Auditor's File No. 9710290033 and being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M., and a portion of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., lying Easterly of the Southerly extension of the Easterly line of Park Lane, as shown on the face of said binding site plan;

TOGETHER WITH the East 30 feet of the North 150 feet of that portion of said Lot 20 lying Westerly of the Southerly extension of the Easterly line of Park Lane, as shown on the face of said binding site plan;

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the West 30 feet of the East 60 feet of the North 150 feet of that portion of said Lot 20 lying Westerly of the Southerly extension of the Easterly line of Park Lane, as shown on the face of the binding site plan, and over, under and across the East 60 feet of the South 15 feet of the North 165 feet of that portion of said Lot 20 lying Westerly of the Southerly extension of the Easterly line of Park Lane, as shown on the face of the binding site plan.

EXCEPT any portion of said Lot 20, lying within Tract H, City of Burlington "Amended Plat of Lots 19, 21, 23 and 26 and of Tract A", "Burlington Hill Business Park, Phase II", Binding Site Plan, approved August 10, 2000, recorded September 15, 2000 under Skagit County Auditor's File No. 20009150127, being a portion of the South 1/2 of Section 29, Township 35 North, Range 4 East, W.M.

Parcel "Y":

The West 232 feet of Lot 21, City of Burlington "Amended Plat of Lots 19, 21, 23 and 26 and of Tract A", "Burlington Hill Business Park, Phase II", Binding Site Plan, approved August 10, 2000, recorded September 15, 2000 under Skagit County Auditor's File No. 200009150127, being a portion of the South 1/2 of Section 29, Township 35 North, Range 4 East, W.M.; EXCEPT the East 27 feet thereof.

Parcel "Z":

A non-exclusive easement for drainage purposes over, under and across the North 30 feet of that portion of Lot 20 on City of Burlington Binding Site Plan "Burlington Hill Business Park Phase II", approved October 15, 1997 and recorded October 29, 1997 as Skagit County Auditor's File No. 9710290033, lying Westerly of the Southerly extension of Park Lane as delineated on the face of the Binding Site Plan, being a portion of the South 1/2 of Section 29, Township 35 North, Range 4 East, W.M.



200507290175
Skagit County Auditor

EXHIBIT "B"

EXCEPTIONS:

A. DELETED

B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Glacier Park Company, a Delaware corporation
Recorded: December 21, 1989
Auditor's No: 8912210037
As Follows:

Reserving unto themselves, their successors and assigns, all ores and minerals, etc.

Said reservation of mineral rights has been deeded to Meridian Oil, Inc., a Delaware corporation by Auditor's File No. 9104110021.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Burlington Hill Business Park, Phase II Binding Site Plan
Recorded: October 29, 1997
Auditor's No: 9710290033

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Burlington, State of Washington
And: Burlington Hill Properties, a Washington partnership
Dated: October 20, 1997
Recorded: October 29, 1997
Auditor's No: 9710290035
Regarding: Concomitant Rezone Agreement

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 20, 1997
Recorded: October 29, 1997
Auditor's No: 9710290036
Executed by: Jerry Walton, Daniel R. Madlung and Burlington Hill Business Park

F. Deleted.

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING SITE PLAN:

Binding Site Plan: Amended Plat of Lots 19, 21, 23 and 26 and of Tract A
Burlington Hill Business Park Phase II
Recorded: September 15, 2000
Auditor's No: 200009150127
Affects: Parcel "Y" only



200507290175
Skagit County Auditor

H. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT

Dated: December 13, 2003
Recorded: January 29, 2004
Auditor's File No.: 200401290103
For: Ingress, egress, utilities, rail siding,
Affects: Portions of Parcels "X" and "Z"

I. Deleted.

J. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Burlington Hill Properties
Recorded: June 18, 2004
Auditor's No: 200406180017
Re: Boundary Line Adjustment of Parcel "Y" to Parcel "X"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

K. Deleted.



200507290175
Skagit County Auditor