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Skagit County Auditor

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WHEN RECORDED RETURN TO:

Law Offices of Danny D. Kim
400-112th Ave. NE Ste. 340
Bellevue, WA 98004

FIRST AMERICAN TITLE CO.

85562-1

STATUTORY WARRANTY DEED

THE GRANTOR, **Gas and Go, LLC**, a Washington limited liability company, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to **Sigma Energy, Inc.**, a Washington corporation, the Grantee, the following described real estate, situated in Skagit County, State of Washington:

Legal description: Tract 2 of Skagit County Short Plat No. 90-33, approved January 14, 1991 and recorded January 14, 1991, under Auditor's File No. 9101140018 in Volume 9 of Short Plats, page 300, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Southeast ¼ of Section 19, Township 35 North Range 4 East, W.M.

The real property address is commonly known as: 9572 Old Hwy 99 N., Burlington, WA 98233

Subject to covenants, restrictions, agreements, reservations and easements of record as attached hereto in Exhibit A and as disclosed in the preliminary commitment for title insurance issued under order #85502 issued by First American Title Company of Skagit County.

Together with all improvements therein.

Parcel Number: 350419-4-004-0002

Property ID Number: P36928

DATED this 8th day of August, 2005.

Gas and Go, LLC

[Signature]
Byung T. Chung, Member

#4310
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

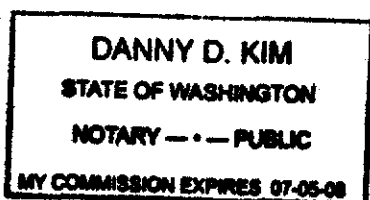
AUG 10 2005

Amount Paid \$ 21632⁰⁰
Skagit Co. Treasurer,
By [Signature] Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

On this 8th day of August, 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Byung T. Chung and [Signature], to me known to be the Member, of Gas and Go, LLC, the corporation/entity executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation/entity, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



[Signature]
Notary Public in and for the State of Washington,
residing at Auburn WA
My Appointment Expires on: 7-05-2008

UNOFFICIAL DOCUMENT

DANNY D. KIM
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 01-08-08

EXHIBIT "A"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Whatcom County Water District No. 12
And: Pierson Associates
Dated: June 29, 1978
Recorded: July 21, 1978
Auditor's No.: 884000
Regarding: Sewer service availability

B. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered January 24, 1963 in Skagit County Court Cause No. SC26648.

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

Short Plat No.: 90-33
Recorded: January 14, 1991
Auditor's No.: 9101140018

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Sewage Disposal – Whatcom County District No. 12
3. Water supplied by Skagit County P.U.D. NOTE: Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required as permitted by Chapter 15.20 of the Skagit County Code. The drainage swale and retention/detention pond be maintained by owners.

D. RESERVATION CONTAINED IN DEED

Executed by: Robert F. Smith, et al
Recorded: September 4, 1991
Auditor's No.: 9109040067
As Follows:

The public authority having jurisdiction of the subdivision of the property subject of the above-described Short Plat requires that a drainage swale and retention/detention pond be constructed to serve all of the property within the Short Plat. Grantor, as owners of Tracts 2, 3 and 4 of the Short Plat, and grantor's successors and assigns, shall bear and pay the cost of constructing such swale and pond in accordance with



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the requirements of the public authority having jurisdiction. The Grantee shall contribute and pay twenty percent (20%) of the reasonable cost of cleaning required for maintenance of the swale and pond and of maintaining the landscaping of the swale and pond from and after completion of construction of the swale and pond. The balance of the cost of maintaining the swale and pond shall be borne by the owners of Tract 2, 3 and 4 of the Short Plat. The foregoing defines the obligation which the owner of Tract 1 of the Short Plat has under the provision which appears on the face of the Short Plat and which requires that the drainage swale and retention/detention pond be maintained by owners.

E. RESERVATION CONTAINED IN DEED

Executed by: Robert F. Smith, Malcolm B. Madenwald, Gary J. Clancey and
Richard V. Williamson, Trustees of The Northwest Orthopaedic
Surgeons, Inc., P.S. Pension and Profit Sharing Plans, Robert F.
Smith segregated account
Recorded: September 30, 1991
Auditor's No.: 9109300127
As Follows:

Grantee herein agrees to participate by paying 20% of maintenance costs required by regulatory agencies of a drainage system to be installed by the Grantee at Grantor's expense. Grantee agrees to obtain written approval from Grantee for costs exceeding \$10,000.00, or such shall be Grantees responsibility. Such systems will serve the entire Short Plat.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Whatcom County Water District No. 12
And: Skagit County
Dated: February 25, 1980
Recorded: March 18, 1980
Auditor's No.: 8003180022
Regarding: For prior and future development of sewer line service



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