

AFTER RECORDING MAIL TO:

George Akel
2255 Van Ness Avenue
Suite 102
San Francisco, Ca. 94109



200509300191
Skagit County Auditor

9/30/2005 Page 1 of 3 1:35PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84467

Statutory Warranty Deed

Grantor(s): A. Elliott Johnson Childrens Trust
Grantee(s): Newman Development Group of Burlington, LLC.
Assessor's Tax Parcel Number(s): 340407-0-061-0005, P23994

FIRST AMERICAN TITLE CO.
B 84467

THE GRANTOR A. Elliott Johnson as Trustee of The A. Elliott Johnson Children's Trust of December 1992 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Newman Development Group of Burlington, LLC., the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Government Lot 8 in Section 7, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the Pacific Highway along the East line of said government lot, which is 16.5 feet South of the North line of said government lot; thence West parallel to the North line of said government lot, 165 feet; thence South parallel to the East line of said government lot, 132 feet; thence East parallel to the North line of said government lot, 165 feet to the West line of said highway; thence North along said West line, 132 feet to the point of beginning;

TOGETHER WITH that portion of Tract "B", Skagit County Short Plat No. 57-74, approved November 6, 1974 and recorded November 8, 1974 in Volume 1 of Short Plats, page 4, under Skagit County Auditor's File No. 809823, being a portion of Government Lot 8, Section 7, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Commencing at the Northeast corner of said Government Lot 8 (East ¼ corner); thence North 89 degrees 21'56" West along the North line of said Government Lot 8 for a distance of 30.01 feet to the Northeasterly most corner of said Tract "B" Skagit County Short Plat No. 57-74 and being the true point of beginning; thence South 1 degree 08'30" East along the East line of said Tract "B" Skagit County Short Plat No. 57-74 for a distance of 16.51 feet, more or less, to a Southeasterly corner of said Tract "B" Skagit County Short Plat No. 57-74, also being the Northeast corner of that certain Parcel No. 5 described on Quit Claim Deed to the A. Elliott Johnson Children's Trust of December 1992, recorded under Skagit County Auditor's File No. 9212170124; thence North 89 degrees 21'56" West along the North line of said A. Elliott Johnson Children's Trust tract, for a distance of 165.08 feet, more or less, to the Northwest corner thereof, also being a corner of said Tract "B" Skagit County Short Plat No. 57-74; thence North 1 degree 08'30" West for a distance of 16.51 feet, more or less, to the North line of said Tract "B", Skagit County Short Plat No. 57-74 at a point bearing North 89 degrees 21'56" West from the point of beginning; thence South 89 degrees 21'56" East along said North line, also being the North line of said Government Lot 8 for a distance of 165.08 feet, more or less, to the point of beginning;

EXCEPT road right-of-way.

Subject to covenants, conditions, restrictions and easements, if any as per attached exhibit "A"

Dated: 09/26/05

A. Elliott Johnson Childrens Trust

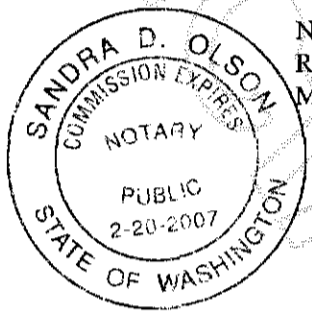
A. Elliott Johnson
By: A. Elliott Johnson, Trustee

STATE OF Washington }
COUNTY OF Sagit } SS:

I certify that I know or have satisfactory evidence that A. Elliott Johnson Childrens Trust, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-27-05

Sandra Olson



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

5469
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2005

Amount Paid \$ 10,685.00
Skagit Co. Treasurer
By *nlm* Deputy



EXHIBIT "A"

EXCEPTIONS:

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

Short Plat No.: 57-74
Recorded: November 8, 1974
Auditor's No.: 809823
Affects: Portion boundary adjusted AF#200402060102

Said matters include but are not limited to the following:

1. All maintenance and construction of roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of the road.
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Water - PUD No. 1
4. Sewage Disposal - Individual septic tank

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: A. Elliott Johnson Children's Trust
And: The City of Burlington, a municipal corporation
Dated: June 23, 2000
Recorded: July 14, 2000
Auditor's No.: 200007140016
Regarding: Possession and Use Agreement in the matter of Riverside Bridge Replacement Project, Parcel No. 1-00028

C. TERMS AND CONDITIONS OF SLOPE AND ROAD IMPROVEMENT EASEMENT :

Dated: July 25, 2000
Recorded: July 26, 2000
Auditor's No.: 200007260084

D. TERMS AND CONDITIONS OF SLOPE AND ROAD IMPROVEMENT EASEMENT:

Dated: August 11, 2000
Recorded: August 15, 2000
Auditor's No.: 200008150055
Affects: Portion boundary adjusted, AF#200402060102

E. RESERVATION CONTAINED IN DEED

Executed by: Atsusa Sakuma Testamentary Trust
Recorded: February 6, 2004
Auditor's No.: 200402060102
As Follows: This boundary line adjustment is not for the purpose of creating an additional building lot



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