

AFTER RECORDING MAIL TO:

Sterling Hill National, LLC
16576 Green Lane, c/o Davis Crop Farm P.O. Box 322
Burlington, WA 98233



200511100208
Skagit County Auditor

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Filed for Record at Request of:
First American Title Insurance Company National
Commercial Services



*First American Title
Insurance Company*

FIRST AMERICAN TITLE CO.

85534-1

STATUTORY WARRANTY DEED

File No: **NCS-177131-WA1 (jf)**

Date: **November 08, 2005**

Grantor(s): **National Frozen Foods Corporation, a Washington Corporation, formerly known as National Fruit Canning Company, a Washington Corporation**

Grantee(s): **Sterling Hill National, LLC, a Washington Limited Liability Company**

Abbreviated Legal: **PTN. BLOCKS 103, 105, 106, 107 AND 110, AMENDED PLAT OF BURLINGTON**

Additional Legal on page:

Assessor's Tax Parcel No(s): **4076-103-016-0005 P71980 (A) and 4076-103-018-0003 P71981 (A) and 4076-103-020-0009 P71982 (A) and 4076-105-003-0005 P71993 (B) and 4076-106-017-0007 P71995 (C) and 4076-107-026-0004 P71998 (D) and 4076-107-004-0000 P71996 (D) and 4076-107-022-0008 P71997 (E) and 4076-110-004-0004 P72001 (F) and 4076-110-006-0002 P72002 (F) and 4076-110-016-0109 P72009 (F)**

THE GRANTOR(S) National Frozen Foods Corporation, a Washington Corporation for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Sterling Hill National, LLC, a Washington Limited Liability Company**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Parcel "A":

Lots 13 - 20, Block 103, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County.

Parcel "B":

Lots 1 - 3, Block 105, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County.

Parcel "C":

Lot 7, Block 111 and Lots 1 - 17, Block 106, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County;

TOGETHER WITH the following described parcel:

The Northwest 21.0 feet of the 100 foot wide strip of land conveyed to the Seattle & Northern Railway Company by Deed recorded January 10, 1890 in Volume 9 of Deeds, page 295, said 100 feet being 50.0 feet wide on each side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., Skagit County, Washington, said Northwesterly 21.0 feet lying between two lines drawn parallel with and distant, respectively, 29.0 feet and 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline, bounded on the East by the West line of 60.0 foot wide Walnut Street, and bounded on the Southwest by a line drawn at right angles to said Main Track centerline from the intersection of the West line of Alder Street with the Northwesterly line of said 100.0 foot wide right-of-way, according to the recorded Plat of Burlington, Washington;

AND TOGETHER WITH the vacated alley within Block 106 of said "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH the East 1/2 of vacated Alder Street abutting said Lots 10 and 11, Block 106, and abutting said vacated alley within Block 106 of said "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH that portion of vacated Vernon Street abutting said Block 106 and said Block 111 and abutting said vacated portion of Alder Street, lying Northwesterly of the above described portion of railway right-of-way.

Parcel "D":

Lots 1 - 4, 23 - 26, Block 107 "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County;

TOGETHER WITH the vacated alley within said Block 107 of said "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH the West 1/2 of vacated Alder Street abutting said Lot 1 and Lot 26, Block 107 and abutting said vacated alley within said Block 107 of said "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH the North 1/2 of vacated Vernon Street abutting said Lots 23 - 26, Block 107, "AMENDED PLAT OF BURLINGTON", and abutting the said West 1/2 of vacated Alder Street

Parcel "E":



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LPB-10 7/97

Tract 3, Burlington Short Plat No. 76-3, approved December 21, 1976 and recorded January 12, 1977 in Volume 2 of Short Plats, page 17, under Auditor's File No. 849133, records of Skagit County, Washington, located in Section 32, Township 35 North, Range 4 East, W.M., and being a portion of block 107, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

EXCEPT therefrom that portion lying West of the Southerly extension of the East line of Tract 1 of said Short Plat.

Parcel "F":

The East 71-1/2 feet of Lot 16, all Lots 1 - 5 and the East 11-1/2 feet of Lot 6, All within Block 110, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County;

TOGETHER WITH the West 1/2 of vacated Alder Street abutting said Lot 1, Block 110, "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH the South 1/2 of vacated Vernon Street abutting said Lots 1, 2, 3 and East 11-1/2 feet of Lot 4, Block 110, "AMENDED PLAT OF BURLINGTON", and abutting the West 1/2 of vacated Alder Street.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

National Frozen Foods Corporation, a
Washington Corporation

Celeste F. Gazarek
By: Celeste F. Gazarek, Vice-President
Finance

Dick Grader
By: Dick Grader, President / CEO

6338
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 10 2005

Amount Paid \$ 17805.00
By Skagit Co. Treasurer
Deputy

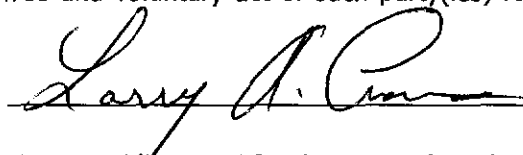


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STATE OF Washington)
)-ss
COUNTY OF King)

I certify that I know or have satisfactory evidence that **Celeste F. Gazarek and Dick Grader**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Vice-President Finance and President/CEO of National Frozen Foods Corporation, a Washington Corporation** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

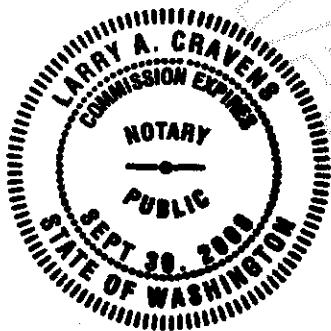
Dated: 11/9/05



Notary Public in and for the State of Washington

Residing at: Snohomish

My appointment expires: 9/30/08



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