

AFTER RECORDING MAIL TO:
4 B's Investments, LLC
14857 Dunbar Lane
Mount Vernon, WA 98273



200601100145
Skagit County Auditor

1/10/2006 Page 1 of 2 11:37AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 119385-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): CAMMOCK, L.L.C.
Grantee(s): 4 B's Investments, LLC
Abbreviated Legal: Ptn SE 1/4, 29-34-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4767-000-999-0100, P117416, 340429-0-016-0005, P28088

THE GRANTOR CAMMOCK, L.L.C., a Washington Limited Liability Company 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 4 B's INVESTMENTS, 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. 119385-PE.

Dated December 23, 2005

CAMMOCK, L.L.C.

By: Craig E. Cammock, Manager

127
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 10 2006

Amount Paid \$ 10101.50
By: [Signature] Skagit Co. Treasurer
Deputy

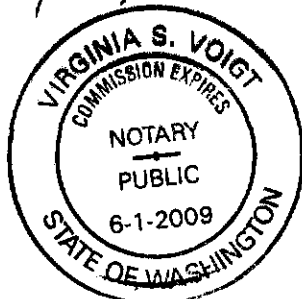
STATE OF Washington }
County of Skagit }

I certify that I know or have satisfactory evidence Craig E. Cammock

the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is Manager of Cammock, LLC

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

Dated: 12/23/05



Virginia S. Voigt
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 6/1/09

EXHIBIT A

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning 225 feet West and 20 feet South of the Northeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;

thence South a distance of 350 feet;

thence West a distance of 90 feet;

thence North a distance of 350 feet to the South margin of Blackburn Road;

thence East a distance of 90 feet to the point of beginning;

EXCEPT the North 150 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress and egress over and across the following portion of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M.;

Beginning at a point on the South right-of-way line of the County road 194.46 feet West and 20.0 feet South of the Northeast corner of said subdivision;

thence South $00^{\circ}13'30''$ West parallel with the East line of said subdivision a distance of 350 feet;

thence North $89^{\circ}41'$ West parallel with the North line of said subdivision, a distance of 30.0 feet;

thence North $00^{\circ}13'30''$ East a distance of 350 feet to the South right-of-way line of said County road;

thence South $89^{\circ}41'$ East along said right-of-way line a distance of 30.0 feet to the point of beginning.

EXCEPT that portion thereof lying within the County road right-of-way known as Blackburn Road.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Tract "B", PLAT OF BLACKBURN RIDGE, PHASE 2", Mount Vernon Plat No. 4767, approved by the City of Mount Vernon on October 31, 2000, recorded October 31, 2000, under Skagit County Auditor's File No. 200010310122.

Situate in the County of Skagit, State of Washington.

