

WHEN RECORDED, RETURN TO:

CHAE LAW FIRM, P.S.
3150 Richards Road, Ste. 204
Bellevue, Washington 98005



200601250135

Skagit County Auditor

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CHICAGO TITLE CO.

1C37612

STATUTORY WARRANTY DEED

COMMODORE MOTOR HOTEL, INC., a Washington corporation, as to an undivided 50.42% interest, and FIDALGO COUNTRY INN, LLC, a Washington limited liability company, as to the remainder, GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration and as part of an IRC Section 1031 Tax Deferred Exchange, to it/her/him/them in hand paid, convey and warrant to JU YEUN CHANG and CHAE SOOK CHANG, husband and wife, GRANTEE, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal Description: Lots 1, 2 and Ptn. Lot 4, Skagit County SP#90-45; being a ptn. NE SW of Gov. Lot 3, Sec. 5, T34N, R2E WM (also known as Lots 1, 2, and 3 of Boundary Line Adjustment AF#200508290248)

Full Legal Description on page 3 as Exhibit A.

Tax Parcel Nos. 340205-0040-0005, 340205-0040-0500, and 340205-3040-0203

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, SUBJECT only to the covenants, conditions, and restrictions of record.

DATED this 19th day of January, 2006.

385
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 25 2006

Amount Paid \$ 74991.02
By Deputy

Commodore Motor Hotel, Inc.

By:

Its:

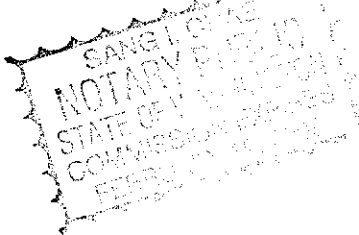
Fidalgo Country Inn, LLC

By: [Signature]
Its: managing member

State of Washington)
County of King) ss.
)

I certify that I know or have satisfactory evidence that Mark Rayden is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President (title) of Commodore Motor Hotel, Inc. (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed on the 19th day of January, 2006.



[Signature]
Notary Public in and for the
State of Washington
residing at Kirkland
My commission expires 2-19-08

State of Washington)
County of King) ss.
)

I certify that I know or have satisfactory evidence that Richard Beselin is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager (title) of Fidalgo Country Inn, LLC (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the

Deed - 2

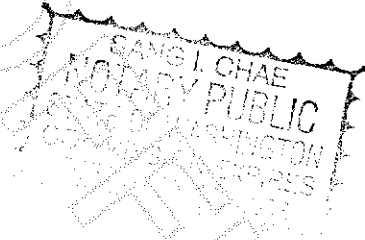


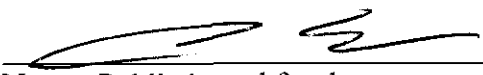
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instrument.

Witness my hand and official seal hereto affixed on the 19th day of January, 2006.




Notary Public in and for the
State of Washington
residing at Kirkland
My commission expires 2-19-08

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File#2512007.001

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EXHIBIT "A"

PARCEL A:

Lot 1 of Boundary Line Adjustment recorded August 29, 2005, under Auditor's File No. 200508290248 and Survey recorded under Auditor's File No. 200508290249, records of Skagit County, Washington, and described as follows:

Lot 1, Skagit County Short Plat No. 90-45, recorded January 24, 1991, in Volume 9 of Short Plats, page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter and Government Lot 3, Section 5, Township 34 North, Range 2 East of the Willamette Meridian;

EXCEPT those portions thereof lying South of the South line and its Westerly extension, of the most Northerly portion of said Lot 1.

Situated in Skagit County, Washington

continued.....



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EXHIBIT 'A' continued:

PARCEL B:

Lot 2 of Boundary Line Adjustment recorded August 29, 2005, under Auditor's File No. 200508290248 and Survey recorded under Auditor's File No. 200508290249, records of Skagit County, Washington, and described as follows:

Lot 2, Skagit County Short Plat No. 90-45, recorded January 24, 1991, in Volume 9 of Short Plats, page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter and Government Lot 3, Section 5, Township 34 North, Range 2 East of the Willamette Meridian;

EXCEPT all those portions thereof lying West of the West line and its Northerly extension of Lot 5 of said Skagit County Short Plat No. 90-45;

AND TOGETHER WITH all that portion of Lot 1, Skagit County Short Plat No. 90-45, recorded January 24, 1991, in Volume 9 of Short Plats, page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter and Government Lot 3, Section 5, Township 34 North, Range 2 East of the Willamette Meridian, lying South of the South line and its Westerly extension, of the most Northerly portion of said Lot 1, and lying East of the West line and its Northerly extension of Lot 5 of said Skagit County Short Plat No. 90-45.

Situated in Skagit County, Washington

PARCEL C:

Lot 3 of Boundary Line Adjustment recorded August 29, 2005, under Auditor's File No. 200508290248 and Survey recorded under Auditor's File No. 200508290249, records of Skagit County, Washington, described as follows:

All those portions of Lots 1 and 2, Skagit County Short Plat No. 90-45, recorded January 24, 1991, in Volume 9 of Short Plats, page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter and Government Lot 3, Section 5, Township 34 North, Range 2 East of the Willamette Meridian, lying South of the South line and its Easterly extension of Lot 3 said Skagit County Short Plat No. 90-45;

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EXHIBIT 'A' continued:

TOGETHER WITH all that portion of Lot 4, said Skagit County Short Plat No. 90-45, being more particularly described as follows:

Commencing at the Southwest corner of said Lot 4;

Thence North $01^{\circ}37'58''$ East along the West line thereof, a distance of 170.02 feet to the Northeast corner of the most Southerly portion of Lot 1, said Skagit County Short Plat No. 90-45;

Thence North $87^{\circ}33'28''$ West along the North line of said portion of Lot 1, a distance of 39.20 feet to the true point of beginning;

Thence continuing North $87^{\circ}33'28''$ West along said North line, a distance of 46.79 feet to the Southeast corner of the most Southerly portion of Lot 2, said Skagit County Short Plat No. 90-45;

Thence North $01^{\circ}37'58''$ East along the East line of said portion of Lot 2, a distance of 80.01 feet to a point on a curve to the right, the center of which bears South $49^{\circ}33'39''$ West and is 225.00 feet distant;

Thence Southerly, following said curve to the right through a central angle of $23^{\circ}55'15''$ an arc distance of 93.94 feet to a point on the North line of said portion of Lot 1 and the true point of beginning;

EXCEPTING from all of the above the following described tracts of land:

All that portion of said Lot 1 being more particularly described as follows:

Beginning at the Northeast corner of the most Southerly portion of said Lot 1;

Thence South $01^{\circ}37'58''$ West along the East line thereof, a distance of 170.02 feet to the Southeast corner thereof;

Thence North $87^{\circ}33'28''$ West along the South line of said Lot 1, a distance of 28.00 feet;

Thence North $01^{\circ}37'58''$ East a distance of 100.09 feet to the beginning of a curve to the left, the center of which is 225.00 feet distant;

Thence Northerly, following said curve to the left through a central angle of $18^{\circ}09'04''$, an arc distance of 71.28 feet to a point on the North line of said portion of Lot 1;

Thence South $87^{\circ}33'28''$ East along said North line, a distance of 39.20 feet to the point of beginning AND

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EXHIBIT 'A' continued:

All that portion of said Lot 2 being more particularly described as follows:

Commencing at the Southeast corner of the most Southerly portion of Lot 1, said Skagit County Short Plat No. 90-45;

Thence North 01°37'58" East along the East line thereof, a distance of 170.02 feet to the Northeast corner of said portion of Lot 1;

Thence North 87°33'28" West along the North line of said portion of Lot 1, a distance of 85.99 feet to the Southeast corner of the most Southerly portion of said Lot 2;

Thence North 01°37'58" East along the East line of said portion of Lot 2, a distance of 80.01 feet to a point on a curve to the left, the center of which bears South 49°33'39" West and is 225.00 feet distant, said point being the true point of beginning;

Thence Northerly following said curve to the left through a central angle of 09°55'41", an arc distance of 38.99 feet;

Thence North 50°22'02" West, a distance of 22.93 feet to a point on the North line of said portion of Lot 2;

Thence South 87°33'28" East along said North line, a distance of 46.57 feet to the Northeast corner of said most Southerly portion of Lot 2;

Thence South 01°37'58" West along the East line of said portion of Lot 2, a distance of 40.00 feet to the true point of beginning.

Situated in Skagit County, Washington

PARCEL D:

An easement for ingress, egress and utilities over, under and across the following described tract of land:

All those portions of Lots 1, 2, 3 and 4, SKAGIT COUNTY SHORT PLAT NO. 90-45, recorded January 24, 1991, in Volume 9 of Short Plats, page 308, under Auditor's File No. 9101240033, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter and Government Lot 3, Section 5, Township 34 North, Range 2 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 4;

Thence North 87°33'28" West along the South line thereof and along the South line of said Lot 1, a distance of 284.94 feet;

Thence North 01°37'58" East parallel with the East line of the most Southerly portion of said Lot 1, a distance of 100.09 feet to the beginning of a curve to the left, said curve having a radius of 225.00 feet;

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EXHIBIT 'A' continued:

Thence Northerly, following said curve to the left through a central angle of 52°00'00", an arc distance of 204.20 feet to the end of said curve;
Thence North 50°22'02" West, a distance of 93.21 feet to the beginning of a curve to the right, said curve having a radius of 125.00 feet;
Thence Northerly following said curve to the right through a central angle of 52°00'00", an arc distance of 113.45 feet to a point on the East line of the most Northerly portion of said Lot 4;
Thence North 01°37'58" East along the East line of said portion of Lot 4, a distance of 105.27 feet to the Northeast corner of said portion of Lot 4, said point lying on the Southerly line of a portion of Lot 2, said Skagit County Short Plat No. 90-45, said point also being the beginning of a curve to the left, said curve having a radius of 140.00 feet;
Thence Northerly, following said curve to the left through a central angle of 08°16'17", an arc distance of 20.21 feet to a point on the South line of the most Northerly portion of Lot 3, said Skagit County Short Plat No. 90-45;
Thence continuing Northerly following said curve to the left through a central angle of 85°49'37", an arc distance of 209.71 feet to a point on the West line of said Lot 3;
Thence North 01°37'58" East along said West line, a distance of 60.11 feet to its intersection with a curve to the right, the center of which bears South 01°14'05" East and is 200.00 feet distant;
Thence Southerly following said curve to the right through a central angle of 83°27'17", an arc distance of 291.31 feet to its intersection with said South line of the most Northerly portion of Lot 3;
Thence continuing Southerly, following said curve to the right through a central angle of 05°45'31", an arc distance of 20.10 feet to a point on said Southerly line of a portion of Lot 2;
Thence continuing Southerly, following said curve to the right through a central angle of 03°39'15", an arc distance of 12.76 feet to the end of said curve;
Thence South 01°37'58" West, a distance of 105.27 feet to the beginning of a curve to the left, said curve having a radius of 65.00 feet;
Thence Southerly, following said curve to the left through a central angle of 52°00'00", an arc distance of 58.99 feet to the end of said curve;
Thence South 50°22'02" East, a distance of 93.21 feet to the beginning of a curve to the right, said curve having a radius of 285.00 feet;
Thence Southerly, following said curve to the right through a central angle of 52°00'00", an arc distance of 258.66 feet to the end of said curve;
Thence South 01°37'58" West, a distance of 61.35 feet to the beginning of a curve to the left, said curve having a radius of 30.00 feet;
Thence Southerly and Easterly, following said curve to the left through a central angle of 89°11'26", an arc distance of 46.70 feet to the end of said curve, said point lying on a line parallel with and 10.00 feet North of, as measured at right angles to, the South line of said Lot 4;

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EXHIBIT 'A' continued:

Thence South 87°33'28" East along said parallel line, a distance of 169.99 feet to the beginning of a curve to the left, said curve having a radius of 25.00 feet;

Thence Easterly and Northerly following said curve to the left through a central angle of 90°49'00", an arc distance of 39.63 feet to the East line of said Lot 4;

Thence South 01°37'58" West along said East line, a distance of 35.36 feet to the point of beginning;

EXCEPT any portion thereof lying within Lots 1, 2 and 3 of Boundary Line Adjustment recorded August 29, 2005, under Auditor's File No. 200508290248 and Survey recorded under Auditor's File No. 200508290249, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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