

AFTER RECORDING MAIL TO:
Mr. Richard Smith, Member
18154 W. Stackpole Road
Mount Vernon, WA 98273



200602070057
Skagit County Auditor

2/7/2006 Page 1 of 2 9:11AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 119740-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Robert E. Burkland and Pamela K. Burkland
Grantee(s): S & B Properties, L.L.C.
Abbreviated Legal: ptn. SE 1/4, 30-35-4, E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 330430-0-026-0300, P119490, 330430-0-026-0001, P17513, 330430-0-025-0002, P17511, 330430-0-025-0101, P17512, 330430-0-026-0209, P17515

THE GRANTORS, ROBERT E. BURKLAND and PAMELA K. BURKLAND, husband and wife; as to an undivided 50% interest, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRC 1031 Tax-Deferred Exchange, in hand paid, conveys and warrants to S & B PROPERTIES, LLC, a Washington Limited Liability Company, as to an undivided 50% interest, 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. 119740-PE.

Dated February 6th, 2006

Robert E. Burkland

Pamela K. Burkland

#579
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

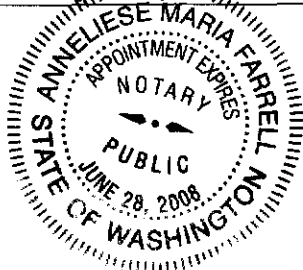
FEB 07 2006

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 1963.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Robert E. Burkland and Pamela K. Burkland the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 6th, 2006



Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08

EXHIBIT A

PARCEL "A":

The South 908.6 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the South 908.6 feet of that portion of Government Lot 13, lying East of State Highway right of way; all in Section 30, Township 33 North, Range 4 East, W.M.,

EXCEPT road and drainage ditch rights of way,

AND EXCEPT all that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and that portion of Government Lot 13, lying East of State Highway right of way; all in Section 30, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast section corner of said Section 30, from which the South line of said Section bears North $88^{\circ}14'06''$ West;
thence North $01^{\circ}55'29''$ East along the East line of said Section 30, a distance of 624.05 feet;
thence North $88^{\circ}14'06''$ West being parallel with the South line of said section, a distance of 573.53 feet;
thence South $28^{\circ}36'54''$ West a distance of 105.62 feet;
thence South $33^{\circ}52'19''$ West, a distance of 85.50 feet;
thence South $27^{\circ}08'25''$ West a distance of 85.82 feet;
thence South $09^{\circ}37'01''$ West, a distance of 146.12 feet;
thence South $11^{\circ}23'26''$ West a distance of 130.20 feet;
thence South $29^{\circ}34'56''$ West a distance of 120.67 feet to the intersection with the South line of said Section 30;
thence South $88^{\circ}14'06''$ East along said South line a distance of 469.94 feet to hereinafter described Point "X";
thence continuing South $88^{\circ}14'06''$ East along said South line a distance of 329.98 feet to the Southeast corner of said Section 30 and the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The South $\frac{1}{2}$ of the following described tract:

The South $\frac{1}{2}$ of Government Lot 8, the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, AND ALSO all that portion of Government Lot 13 and of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying North of a line 908.6 feet North from the South line of Section 30, and running parallel to said Section line, EXCEPTING THEREFROM the right of way of the Great Northern Railway Company and County roads, and dike right of way; all in Section 30, Township 33 North, Range 4 East, W.M.,

EXCEPTING from all of the above described property the State Highway.

Situate in the County of Skagit, State of Washington.

