

AFTER RECORDING MAIL TO:
John Walton, President
1350 Pacific Place
Ferndale, WA 98248



200604140044
Skagit County Auditor

4/14/2006 Page 1 of 4 9:57AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 87314

Statutory Warranty Deed

Grantor(s): S/G Properties L.P.
Grantee(s): Walton Beverage Company, Inc.
Assessor's Tax Parcel Number(s): 8017-000-015-0000, P112917

FIRST AMERICAN TITLE CO.

87314E-1

THE GRANTOR S/G Properties L.P., a Washington Limited Partnership for and in consideration of Ten Dollars and Other Good and Valuable Consideration as part of a I.R.C. Section 1031 Tax-Deferred Exchange in hand paid, conveys and warrants to Walton Beverage Company, Inc., a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington.

Lot 15, "BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN", approved October 15, 1997, recorded October 29, 1997 in Volume 13 of Short Plats, Pages 53 to 56, inclusive, under Auditor's File No. 9710290033 and being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M. and a portion of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M.

Subject to Covenants, Conditions, Restrictions and Easements of record as per Exhibit "A" and by this reference made a part hereof.

Dated: April 10, 2006


Satoru Sakuma, Partner

#1763

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 14 2006


Grace K. Sakuma, Partner

Amount Paid \$ 18,356.80
By Skagit Co. Treasurer Deputy

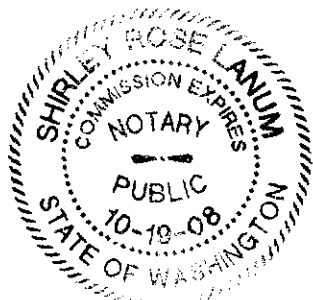
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that

Satoru Skauma and

Grace K. Sakuma is/are the person(s) who appeared before me, and said person(s) acknowledge they signed this instrument, on oath stated they are is/are authorized to execute the instrument and acknowledge that as the ~~MANAGER~~ PARTNERS of S/G Properties, LP to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 12, 2006



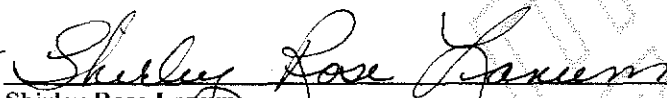

Shirley Rose Lanum
Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 10-29-2008

EXHIBIT "A"

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Glacier Park Company, a Delaware corporation
Recorded: December 21, 1989
Auditor's No: 8912210037
As Follows:

Reserving unto themselves, their successors and assigns, all ores and minerals, etc.

Said reservation of mineral rights has been deeded to Meridian Oil, Inc., a Delaware corporation by Auditor's File No. 9104110021.

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Burlington, State of Washington
And: Burlington Hill Properties, a Washington partnership
Dated: October 20, 1997
Recorded: October 29, 1997
Auditor's No: 9710290035
Regarding: Concomitant Rezone Agreement

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 20, 1997
Recorded: October 29, 1997
Auditor's No: 9710290036
Executed by: Jerry Walton, Daniel R. Madlung and Burlington Hill Business Park

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: July 1, 2005
Auditor's No.: 200507010021



200604140044

Skagit County Auditor

D. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Burlington Hill Business Park Phase II
Binding Site Plan
Recorded: October 29, 1997
Auditor's No.: 9710290033

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to the City of Burlington, Public Utility District No. 1, Puget Sound Power and Light, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the Binding Site Plan, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, line, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

2. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successor or assigns, the perpetual right, privilege and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all brush, timber, trees of other growth standing or growing upon the lands of the grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the District.

Grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

3. Railroad alignment shown on Sheets 2 and 4 hereon shows a ten minute angle point along the Easterly railroad right-of-way line. Railroad alignment as shown on Burlington Hill Business Park, Binding Site Plan, filed in Volume 11 of Plats, pages 109-112, Skagit County Records, Washington, shows the Westerly railroad right-of-way as one tangent. As-built location and plans information indicate probability that an angle point exists, although other record information calls for one tangent.



200604140044
Skagit County Auditor

4/14/2006 Page

3 of

4 9:57AM

4. The eighty foot drainage easement shown on Sheets 2 and 3 hereon is subject to the following:

(a) Property that is lower than elevation 24.0 feet shall not be filled or developed to an elevation above 24.0 feet.

(b) Undeveloped property that is higher than elevation 24.0 feet shall not be developed at an elevation higher than existing grade.

(c) Property at and below elevation 24.0 feet is potentially subject to flooding during the 100 year storm rainfall event.

5. Development on all lots within Phase II of Burlington Hill Business Park shall be constructed so no top of storm structure is lower than elevation 24.0 feet. Storm systems within the project will be subjected to a detention elevation of 24.0 feet. On site biofiltration shall be provided within the development of Lots 1, 2, 3, 4, 15, 17 and 18. Biofiltration shall conform to D.O.E. requirements and be approved by the City of Burlington.

6. Lester H. Gear Road right-of-way is shown as a 30 foot strip abutting the East-West center section line. According to Skagit County records, a portion of this strip is occupied by that certain tract of land conveyed to Lester H. Gear by Deed dated April 10, 1903 and recorded April 11, 1903 in Volume 49 of Deeds, page 569, under Auditor's File No. 3741.

7. Delineation of utility easements, drainage easements, railroad easement. (See instrument for full particulars).



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