

WHEN RECORDED RETURN TO  
J & J PATTERSON, LLC  
1019 SILVERHILL DR.  
LAFAYETTE, CALIFORNIA 94549

200605150146  
Skagit County Auditor  
5/15/2006 Page 1 of 9 1:33PM



CHICAGO TITLE INSURANCE COMPANY

IC38275

STATUTORY WARRANTY DEED

1191095

Dated: MAY 9, 2006

THE GRANTOR

WHATCOM-SKAGIT MINI STORAGE LLC, A WASHINGTON LIMITED LIABILITY COMPANY

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS PART OF AN I.R.C. SECTION 1031 TAX DEFERRED EXCHANGE

in hand paid, conveys and warrants to

J & J PATTERSON, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 30% INTEREST AND A & E THORSETT LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 70% INTEREST AS TENANTS IN COMMON.

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

360407-0-008-0504

THE ABBREVIATED LEGAL DESCRIPTION IS AS FOLLOWS: PTN GOV LOT 4, SEC 7, T36N, R4EWM. THE COMPLETE LEGAL DESCRIPTION IS LOCATED ON PAGE 3 AS EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

#2325  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 15 2006

Amount Paid \$  
Skagit Co. Treasurer  
By *[Signature]*

73,430.00

WHATCOM-SKAGIT MINI STORAGE LLC, A WASHINGTON  
LIMITED LIABILITY COMPANY

*[Signature]*

BY: THOMAS W. BUGGIA, MEMBER

STATE OF WASHINGTON  
COUNTY OF Whatcom

SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS W. BUGGIA IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MEMBER OF WHATCOM-SKAGIT MINI STORAGE LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5-12-06

NOTARY SIGNATURE [Signature]

PRINTED NAME: LINDA D. LUKES

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bellingham

MY APPOINTMENT EXPIRES 4-27-2010

**LINDA D LUKES  
STATE OF WASHINGTON  
NOTARY PUBLIC  
COMMISSION EXPIRES  
APRIL 27, 2010**

NOTARY/RDA/092100



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1191095

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of ~~KING~~ SKAGIT, and is described as follows:

PARCEL A:

That portion of Government Lot 4 of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Government Lot 4;  
thence South 89°01'34" East a distance of 1,451.78 feet to the Southeast corner of said Government Lot 4, being the Southeast corner of Skagit County Short Plat No. 11-85, approved March 10, 1986, and recorded March 11, 1986, under Auditor's File No. 8603110018, records of Skagit County, Washington, and the point of beginning;  
thence North 00°18'56" West along the East line of said government lot and said short plat a distance of 1,201.82 feet to the Southerly line of Alger-Lake Samish Road;  
thence North 70°55'30" West along said Southerly line a distance of 261.41 feet to the centerline of Patrick Lane as shown upon said short plat;  
thence South 03°20'47" East along said centerline a distance of 22.10 feet;  
thence South 25°41'33" West along said centerline a distance of 215.99 feet;  
thence South 03°03'26" West along said centerline a distance of 123.31 feet;  
thence North 89°01'34" West a distance of 290.00 feet;  
thence South 30°00'00" West a distance of 150.00 feet;  
thence South 13°00'00" West a distance of 100.00 feet;  
thence South 15°50'30" West a distance of 104.59 feet to the Easterly line of Interstate Highway No. 5;  
thence Southerly along said Easterly line the following courses:  
South 23°56'55" East a distance of 301.93 feet;  
thence South 27°24'52" East a distance of 146.80 feet;  
thence South 27°56'00" East a distance of 237.89 feet to the South line of said Government Lot 4;  
thence South 89°01'34" East along said South line a distance of 467.09 feet to the point of beginning;

(Being Parcel 5 of an unrecorded survey.)

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress, and utilities, described as follows:

That portion of Government Lot 4 of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the Southerly line of Alger-Lake Samish Road with the Easterly line of Interstate Highway No. 5;  
thence Southerly along said Easterly line as shown on Skagit County Short Plat No. 11-85 the following courses:  
South 19°04'31" West a distance of 95.97 feet;  
thence South 12°27'14" West a distance of 308.83 feet;  
thence South 05°44'23" East a distance of 150.30 feet;  
thence departing from said Easterly line of Interstate Highway No. 5 South 89°01'34" East a distance of 489.51 feet to the Westerly line of Patrick Lane as shown on said short plat;  
thence North 03°03'26" East along said Westerly line a distance of 20.01 feet;  
thence departing therefrom North 89°01'34" West a distance of 462.38 feet to a line parallel with and 30 feet Easterly of said Easterly line of Interstate Highway No. 5;  
thence North 05°44'23" West parallel with said Easterly line a distance of 128.89 feet;  
thence North 12°27'14" East parallel with said Easterly line a distance of 73.47 feet;  
thence South 89°01'34" East a distance of 30.61 feet to a line parallel with and 60 feet Easterly of said Easterly line;



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1191095

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of ~~KING~~ SKAGIT, and is described as follows:

thence North 12°27'14" East parallel with said Easterly line a distance of 221.00 feet;  
thence North 19°04'31" East parallel with said Easterly line a distance of 32.50 feet;  
thence North 66°21'56" East a distance of 88.46 feet to said Southerly line of Alger-Lake Samish Road;  
thence North 70°55'30" West along said Southerly line a distance of 125.00 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

An easement for ingress, egress, and utilities over that portion of the above described Patrick Lane delineated on Skagit County Short Plat No. 11-85, approved March 10, 1986, and recorded March 11, 1986, under Auditor's File No. 8603110018, records of Skagit County, Washington; being a portion of Government Lot 4 of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, lying North of the Easterly projection of the South line of the 20-foot wide portion of the following parcel:

That portion of Government Lot 4 of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the Southerly line of Alger-Lake Samish Road with the Easterly line of Interstate Highway No. 5;  
thence Southerly along said Easterly line as shown on Skagit County Short Plat No. 11-85 the following courses:

South 19°04'31" West a distance of 95.97 feet;  
thence South 12°27'14" West a distance of 308.83 feet;  
thence South 05°44'23" East a distance of 150.30 feet;  
thence departing from said Easterly line of Interstate Highway No. 5 South 89°01'34" East a distance of 489.51 feet to the Westerly line of Patrick Lane as shown on said short plat;  
thence North 03°03'26" East along said Westerly line a distance of 20.01 feet;  
thence departing therefrom North 89°01'34" West a distance of 462.38 feet to a line parallel with and 30 feet Easterly of said Easterly line of Interstate Highway No. 5;  
thence North 05°44'23" West parallel with said Easterly line a distance of 128.89 feet;  
thence North 12°27'14" East parallel with said Easterly line a distance of 73.47 feet;  
thence South 89°01'34" East a distance of 30.61 feet to a line parallel with and 60 feet Easterly of said Easterly line;  
thence North 12°27'14" East parallel with said Easterly line a distance of 221.00 feet;  
thence North 19°04'31" East parallel with said Easterly line a distance of 32.50 feet;  
thence North 66°21'56" East a distance of 88.46 feet to said Southerly line of Alger-Lake Samish Road;  
thence North 70°55'30" West along said Southerly line a distance of 125.00 feet to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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## CHICAGO TITLE INSURANCE COMPANY

## EXHIBIT B

Escrow No.: 1191095

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 4, 1909

Auditor's No.: 74846, records of Skagit County, Washington

In favor of: Sidney Smith

For: Water main

NOTE: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 25, 1945

Auditor's No.: 382065, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Benefits: Ingress and egress

For: Electric transmission and/or distribution line, together with necessary appurtenances

NOTE: Exact location and extent of easement is undisclosed or record.

Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Under: Skagit County Superior Court

Case No.: 26648

To: State of Washington

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 17, 1985

Auditor's No(s): 8510170075, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: 7 feet lying adjacent to Patrick Lane

Easement delineated on the face of said short plat;

For: Drainage

Affects: Portion of said premises

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 26, 1991

Auditor's No(s): 9108260076, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: East 40 feet of Lots A, B, and C of Short Plat No. 11-85 and other portions of said premises

Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 15, 1994

Auditor's No(s): 9402150001, records of Skagit County, Washington

In favor of: Richard C. Spink and Ann L. Spink, husband and wife

For: Ingress and egress

Affects: Patrick Lane and a 60 foot easement over Lot D from the present Southerly terminus of Patrick Lane South

EXHIBIT/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 1191095

Said instrument is a re-recording of instrument (s);

Recorded: February 8, 1994

Auditor's File No(s): 9402080044, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: August 15, 1997 and March 6, 2002

Auditor's No(s): 9708150048 and 200203060083, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 25, 1999

Auditor's No(s): 9902250088, records of Skagit County, Washington

In favor of: U.S. West Wireless, L.L.C.

For: Undisclosed purpose including access and utilities

Affects: A portion of Lot D of Short Plat No. 11-85

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 19, 1999

Auditor's No.: 9903190087, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County

For: Ingress and egress

NOTE: Exact location and extent of easement is undisclosed of record.

Notes on the face of Short Plat No. 11-85, as follows:

- A. Sewage – Septic tank and drain field.
- B. Short plat number and date of approval shall be included in all deeds and contracts.
- C. All maintenance and construction or roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of the road.
- D. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat; the buyer should insure and investigate as to availability of said water.

A private drive affecting the Easterly and Northeasterly portion of said premises disclosed by various instruments of record.

Agreement, including the terms and conditions thereof; entered into;

By: Patrick Wheat and Tom Buggia

And Between: Skagit County

Recorded: September 6, 1994

Auditor's No.: 940906056, records of Skagit County, Washington

Providing: Construction and operation of a mini storage facility

Agreement, including the terms and conditions thereof; entered into;

By: Thomas W. Buggia and Sheila A. Buggia, husband and wife; and  
T. B. Enterprises

And Between: U.S. West Wireless, LLC

Recorded: February 25, 1999

Auditor's No.: 9902250088, records of Skagit County, Washington

Providing: Memorandum of easement

EXHIBIT/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 1191095

Agreement, including the terms and conditions thereof; entered into;  
By: Richard C. Spink and Ann L. Spink  
And Between: Thomas Buggia  
Recorded: June 29, 1999  
Auditor's No.: 9906290080, records of Skagit County, Washington  
Providing: Easement for utilities

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: May 3, 1996  
Auditor's No(s): 9605030048, records of Skagit County, Washington  
Executed By: T. B. Enterprises, a Washington corporation; and Thomas W. Buggia and Sheila Archangeli Buggia, husband and wife  
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

Agreement, including the terms and conditions thereof; entered into;  
By: Skagit County  
And Between: U. S. West Wireless, LLC  
Recorded: October 19, 1999  
Auditor's No.: 199910190012, records of Skagit County, Washington  
Providing: Permit to install a wireless communications facility

Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 22, 1999  
Auditor's No(s): 199912220081, records of Skagit County, Washington  
In favor of: Thomas W. Buggia and Sheila Archangeli-Buggia, husband and wife; and T. B. Enterprises, a Washington corporation, Skagit MM1 LLC and Whatcom-Skagit Mini-Storage LLC

For: Ingress, egress and utilities  
Affects: North 20 feet of said premises lying West of Patrick Lane

Said easement contains, among other things, provisions for maintenance by the common users.

AMENDED by instrument(s):  
Recorded: October 29, 2001  
Auditor's No(s): 200110290111, records of Skagit County, Washington

Terms and conditions of an instrument titled "Memorandum of PCS Site Easement Agreement";  
Recorded: July 24, 2000  
Auditor's No.: 200007240067, records of Skagit County, Washington

Agreement, including the terms and conditions thereof; entered into;  
By: Thomas and Sheila Buggia  
And Between: Whatcom County Water District No. 12  
Recorded: December 6, 2000  
Auditor's No.: 200012060076, records of Skagit County, Washington  
Providing: Owner's sewer extension

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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 1191095

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 4, 2001  
Auditor's No(s): 200106040010, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: The construction and maintenance of a water line, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or line, along with necessary appurtenances for the transportation of water  
Affects: A 20 foot strip across the Northerly and Easterly portion of said premises

Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;  
Recorded: August 7, 2001  
Auditor's No(s): 200108070008, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Order on Special Use Application SU-00-0703;  
Recorded: November 20, 2001  
Auditor's No(s): 200111200031, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 23, 2003  
Auditor's No(s): 200309220121, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Water, sewer and communication, lines or other similar public services related facilities  
Affects: The East 40 feet of Parcel A

Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 31, 2002  
Auditor's No(s): 200207310069, records of Skagit County, Washington  
In favor of: Ingress, egress and utilities  
For: Adjacent property owners  
Affects: Patrick Lane

A Lease, or memorandum thereof, including the terms and conditions thereof;  
Dated: November 15, 1999  
Recorded: September 11, 2000  
Auditor's No.: 200009110044, records of Skagit County, Washington  
Lessor: Whatcom-Skagit Mini Storage  
Lessee: Voicestream PCS III

A Lease, or memorandum thereof, including the terms and conditions thereof;  
Dated: October 10, 2003  
Recorded: November 14, 2003  
Auditor's No.: 200311140202, records of Skagit County, Washington  
Lessor: Whatcom-Skagit Mini Storage, LLC  
Lessee: AT&T Wireless Services of Washington, LLC

EXHIBIT/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 1191095

Terms, conditions, and restrictions of that instrument entitled Findings of Fact - Entry of  
Order No. SHL 95-022;

Recorded: July 13, 1995

Auditor's No(s): 9507130016, records of Skagit County, Washington

Agreement, including the terms and conditions thereof; entered into;

By: Skagit Transit, a Washington municipal corporation

And Between: Whatcom-Skagit Mini-Storage LLC

Recorded: October 17, 2000

Auditor's No.: 20010170113, records of Skagit County, Washington

Providing: Sanitary Sewer

Agreement, including the terms and conditions thereof; entered into;

By: Whatcom County Water District No. 12

And Between: Pat Wheat and Tom Buggia

Recorded: March 21, 2005

Auditor's No.: 200503210158, records of Skagit County, Washington

Providing: Sewer Service

EXHIBIT/RDA/0999



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