

AFTER RECORDING RETURN TO:

Venoil, LLC
c/o Miller Nash LLP
Attn: Guy Towle
4400 Two Union Square
Seattle, WA 98101-2352



200606280021

Skagit County Auditor

6/28/2006 Page 1 of 5 9:11AM

LAND TITLE OF SKAGIT COUNTY 121446-PAE

SPECIAL WARRANTY DEED

Grantor(s): ECOGARD, INC., a Delaware corporation

Grantee(s): VENOIL, LLC, a New Jersey limited liability company

Short Legal Description: Portion of the Southeast Quarter of the Northwest Quarter and of Government Lot 2, Section 3, Township 34 North, Range 2 East, W.M.,
[Complete legal description on p. 3]

Assessor's Property Tax 340203-2-006-0005
Parcel/Account Number(s):

3223
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Reference Number(s) of
Documents Assigned
or Released:

JUN 28 2006

Amount Paid \$ 13,355.00
Skagit Co. Treasurer
By *[Signature]* Deputy

The Grantor, ECOGARD, INC., a Delaware corporation, for good and valuable consideration, in hand paid, grants and conveys to VENOIL, LLC, a New Jersey limited liability company, as the Grantee, the following-described real property situated in the County of Skagit, State of Washington (the "Property"):

[See Exhibit "A" attached hereto]

Subject to the taxes and assessments not yet delinquent, reservation in patents, the exceptions set forth on Exhibit "B" hereto (the "Permitted Exceptions") and such state of facts as would be disclosed by a proper inspection or accurate ALTA survey of the Property, the Grantor warrants the title against all acts of the Grantor and no other.

DATED this 23rd day of June, 2006.

GRANTOR:

Ecogard, Inc., a Delaware corporation

By [Signature]
Its Executive Vice President

STATE OF TEXAS)
) ss
COUNTY OF Collin)

I certify that I know or have satisfactory evidence that T. R. Turnell is the person who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged it as the Executive Vice President of Ecogard, Inc. to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED: 6/23/06

[Signature]

NAME: Betty Carlson
(Print Name)

Notary Public in and for the State of Washington
Commission Expires:



200606280021
Skagit County Auditor

6/28/2006 Page 2 of 5 9:11AM

Exhibit "A"
Legal Description of Real Property

That portion of the Southeast 1/4 of the Northwest 1/4 and of Government Lot 2, Section 3, Township 34 North, Range 2 East, W.M., more particularly described as follows:

Beginning at the Northwest corner of that certain tract shown as the "Vintage Oil" tract on that certain survey filed May 9, 1995 in Volume 17 of Surveys, page 7, under Auditor's File No. 9505090054, records of Skagit County, Washington, which point is also the Northeast corner of that certain tract conveyed to Russell and Marie Gibbons by deed recorded April 15, 1988 under Auditor's File No. 8804150092;

thence South 02°32'20" East a distance of 450.67 feet;

thence North 88°46'18" East a distance of 141.25 feet to the TRUE POINT OF BEGINNING;

thence North 07°32'51" West a distance of 478.35 feet to the South line of March Point Road;

Thence North 74°38'31" East, along said South line, a distance of 402.64 feet to the Northeast corner of said Vintage Oil tract;

thence South 01°50'56" East, along the East line thereof, a distance of 388.91 feet to the Northwestern line of the abandoned Puget Sound and Baker River Railway right-of-way;

Thence South 47°47'39" West, along said Northwestern line, a distance of 281.90 feet to the South line of said Vintage Oil tract;

Thence South 88°46'18" West, along said South line, a distance of 129.19 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



200606280021

Skagit County Auditor

Exhibit "B"
Permitted Exceptions

SPECIAL EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Trans Mountain Oil Pipeline Corporation, a corporation
Purpose: Pipe line
Dated: July 13, 1954
Recorded: July 23, 1954
Auditor's No.: 504343, Volume 264 of Deeds, page 87

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Olympic Pipe Line Company, a corporation
Purpose: Pipe line
Dated: February 13, 1963
Recorded: January 10, 1964
Auditor's No.: 645282

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington
Purpose: Drainage ditch
Dated: June 15, 1964
Recorded: July 21, 1964
Auditor's No.: 653430

D. Conveyance to the State of Washington of all rights of ingress and egress, including all existing, future or potential easements of access, light, view and air, to, from and between Primary State Highway No. 1, Jct., SSH No. 1-D to Swinomish Slough and the property herein described, by instrument dated December 13, 1960, filed February 1, 1961, as File No. 603687 and recorded in Volume 314 of Deeds at page 195.

E. A release of damages in favor of the State of Washington, by reason of the replacement of the water system, dated January 12, 1962, filed March 13, 1962, as File No. 618943, reference being hereby made to the record for full particulars.

F. CONDITIONAL AGREEMENT REGARDING ALTERNATIVE SEWAGE SYSTEM INSTALLATION, AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: Skagit County
AND: Russ Gibbons
SYSTEM TYPE: John Laxdal
RECORDED: April 28, 1988
AUDITOR'S NO.: 8804280019

G. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:



Recorded: January 18, 1995
Auditor's No.: 9501180030
Affects: Parcel "B" only
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.

NOTE: The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of an approved subdivision.

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, its successors and assigns
Purpose: To survey, clear, excavate, lay, construct, maintain, inspect, operate, protect, repair, replace, alter, change the size of or remove a pipeline or pipelines and appurtenances thereto for the transportation of oil, gas and the products thereof
Area Affected: A strip of land 10.0 feet in width extending from the Southeasterly line of the above descried property to the Westerly line thereof, the Southerly line of which 10.0 foot wide strip is the Southwesterly line of the above described property
Recorded: February 12, 1992
Auditor's No.: 9202120062

I. Matters disclosed by record of survey filed May 9, 1995 in Volume 17 of surveys page 7 under Auditor's File No. 9505090054.