

When recorded return to:

Stanley A. Miller
222 NW 52nd Street
Seattle, WA 98107



200606300018
Skagit County Auditor

6/30/2006 Page 1 of 2 9:25AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 121204-SE

Grantor: J&J Nelson Properties, LLC

Grantee: Stanley A. Miller Revocable Trust, UTD May 15, 2003, Ronald L. Miller and Miller 1993 Family Trust UDT May 10, 1993

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR J&J NELSON PROPERTIES, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STANLEY A. MILLER, as Trustee of the STANLEY A. MILLER REVOCABLE TRUST, UTD May 15, 2003, as to an undivided 1/3 interest; WAYNE F. MILLER and JOAN M. MILLER, Trustees of THE MILLER 1993 FAMILY TRUST, UDT May 10, 1993, as to an undivided 1/3 interest; RONALD L. MILLER, a married person, as his separate estate, as to an undivided 1/3 interest the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn Tr. 4, Burl. Ac. (aka Tr. D, SP 5-72)

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. 121204-SE.

Tax Parcel Number(s): 3867-000-004-0119, P62266

Dated May 24, 2006

J&J Nelson Properties, LLC

The Pauline G. Nelson Revocable Living Trust u/t/d
12/17/91 and Amended to and Restatement of
1/26/2001 as Member/Manager

By: Pauline G. Nelson, Trustee

3290
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

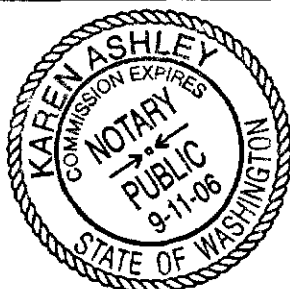
JUN 30 2006

Amount Paid \$ 20297.20
By Ph Skagit Co. Treasurer
Deputy

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Pauline G. Nelson
signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the Trustee
of The Pauline G. Nelson Revocable Living Trust u/t/d 12/17/91 to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: June 29, 2006



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/06

EXHIBIT A

That portion of the North $\frac{1}{2}$ of the West $\frac{1}{2}$ of Tract 4, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the South $\frac{1}{4}$ corner of Section 28, Township 35 North Range 4 East, W.M.;
thence North $02^{\circ}01'45''$ East along the West line of the Southeast $\frac{1}{4}$ of said Section 28 a distance of 326.13 feet to an intersection with the Westerly extension of the South line of said North $\frac{1}{2}$ of the West $\frac{1}{2}$ of Tract 4;
thence South $86^{\circ}45'50''$ East along said line 30.01 feet to the Southwest corner of said North $\frac{1}{2}$ of the West $\frac{1}{2}$ of Tract 4;
thence North $02^{\circ}01'45''$ East along the West line of said Tract 4 a distance of 150.01 feet to the TRUE POINT OF BEGINNING;
thence South $02^{\circ}01'45''$ West, along said West line 30.01 feet;
thence South $86^{\circ}45'50''$ East parallel to said South line of the North $\frac{1}{2}$ of Tract 4, a distance of 315.00 feet;
thence South $02^{\circ}01'45''$ West, parallel to said West line of Tract 4, a distance of 120.00 feet to said South line of the North $\frac{1}{2}$ of Tract 4;
thence South $86^{\circ}45'50''$ East, along said South line, a distance of 331.42 feet to the West line of that certain tract conveyed to L.R. Lashley by deed dated and filed on April 8, 1959, and recorded in Volume 301 of Deeds, page 273, under Skagit County Auditor's File No. 578804;
thence North $00^{\circ}34'00''$ East, along said West line, a distance of 150.14 feet to a point that is South $86^{\circ}45'50''$ East from the true point of beginning;
thence North $86^{\circ}45'50''$ West, parallel to said South line of the North $\frac{1}{2}$ of Tract 4, a distance of 642.58 feet the TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an easement for road and utilities, 60 feet in width, the center line of which is described as follows:

Beginning again at the TRUE POINT OF BEGINNING of the above described tract;
thence South $86^{\circ}45'50''$ East, parallel to said South line of the North $\frac{1}{2}$ of Tract 4, a distance of 465.85 feet to the TERMINUS of said center line, said terminus point also being the center of a circle having a radius of 45 feet to be included as a cul-de-sac for this easement and be a part of said easement.

(Also known as Tract "D", Short Plat No. 5-72, approved January 27, 1972)

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor