

AFTER RECORDING MAIL TO:

Sun Energy Services, LLC
1155 Paloma Court
Tracy, CA 95377



200609150186

Skagit County Auditor

9/15/2006 Page 1 of 5 3:51PM

Filed for Record at Request of:
First American Title Insurance Company

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FIRST AMERICAN TITLE CO.

88990

STATUTORY WARRANTY DEED

File No: **4271-874559 (JBV)**

Date: **September 13, 2006**

Grantor(s): **Sigma Energy, Inc**

Grantee(s): **Sun Energy Services, LLC**

Abbreviated Legal: **Section 19, Township 35, Range 4; Ptn. NE SE (Tract 2 Short Plat No. 90-33)**

Additional Legal on page:

Assessor's Tax Parcel No(s): **350419-4-004-0002 (P36928)**

THE GRANTOR(S) Sigma Energy, Inc, a Washington Corporation for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Sun Energy Services, LLC, a Washington Limited Liability Company**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Tract 2 of Skagit County Short Plat No. 90-33, approved January 14, 1991, and recorded January 14, 1991, under Auditor's File No. 9101140018 in Volume 9 of Short Plats, page 300, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M.

SUBJECT TO Schedule B-1 attached hereto.

4800
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 15 2006

Amount Paid \$ 22,433.00
Skagit County Treasurer
By: *[Signature]*

APN: 350419-4-004-0002
(P36928)

Statutory Warranty Deed

File No.: 4271-874559 (JBV)

- continued

Date: 09/13/2006

Purchaser herein agrees to assume that certain Deed of Trust held by Pacific International Bank, dated August 8, 2005, and recorded August 10, 2005, under Auditor's File No. 200508100040, in the original amount of \$1,150,000.00, the current balance of which is \$1,120,000.00, and also agrees to assume that certain Security Interest held by Pacific International Bank, recorded August 10, 2005, under Auditor's File No. 200508100041. Purchaser agrees to assume and pay said Deed of Trust and Security Interest according to its own terms and conditions and according to the assumption agreement executed concurrently with the recorded of the Statutory Warranty Deed.

ACCEPTED AND APPROVED:

Sun Energy Services, LLC

by Sukhpal S. Sandhu.
Sukhpal Singh Sandhu, Member

by RAJWINDER K. SANDHU. BY Sukhpal S Sandhu.
Rajwinder K. Sandhu, Member, by Sukhpal Singh Sandhu, authorized signatory

by Tejinder Kaur BY Sukhpal S Sandhu.
Tejinder Kaur, Member, by Sukhpal Singh Sandhu, authorized signatory

Sigma Energy, Inc, a Washington Corporation

Sang H. Han
By: Sang H. Han, President

Seuyoung Han
By: Seuyoung Han, Secretary



200609150186
Skagit County Auditor

9/15/2006 Page 2 of 5 3:51PM

APN: 350419-4-004-0002
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Statutory Warranty Deed

File No.: 4271-874559 (JBV)

- continued

Date: 09/13/2006

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Sang H. Han and Seuyoung Han**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **President and Secretary, respectively of Sigma Energy, Inc** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9/14/06

B. Elizabeth Thompson

Elizabeth Thompson

Notary Public in and for the State of Washington

Residing at: Ferndale

My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007



200609150186
Skagit County Auditor

Page 3 9/15/2006 Page 3 of 5 3:51PM

1-05

Schedule "B-1"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Whatcom County Water District No. 12
And: Pierson Associates
Dated: June 29, 1978
Recorded: July 21, 1978
Auditor's No.: 884000
Regarding: Sewer service availability

B. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered January 24, 1963 in Skagit County Court Cause No. SC26648.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 90-33
Recorded: January 14, 1991
Auditor's No.: 9101140018

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Sewage Disposal – Whatcom County District No. 12
3. Water supplied by Skagit County P.U.D. NOTE: Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required as permitted by Chapter 15.20 of the Skagit County Code. The drainage swale and retention/detention pond be maintained by owners.

D. RESERVATION CONTAINED IN DEED

Executed by: Robert F. Smith, et al
Recorded: September 4, 1991
Auditor's No.: 9109040067
As Follows:

The public authority having jurisdiction of the subdivision of the property subject of the above-described Short Plat requires that a drainage swale and retention/detention pond be constructed to serve all of the property within the Short Plat. Grantor, as owners of Tracts 2, 3 and 4 of the Short Plat, and grantor's successors and assigns, shall bear and pay the cost of constructing such swale and pond in accordance with the requirements of the public authority having jurisdiction. The Grantee shall contribute and pay twenty percent (20%) of the reasonable cost of cleaning required for maintenance of the swale and pond and of maintaining the landscaping of the swale and pond from and after completion of construction of the swale and pond. The balance of the cost of maintaining the swale and pond shall be borne by the owners of Tract 2, 3 and 4 of the Short Plat. The foregoing defines the obligation which the owner of Tract 1 of the Short Plat has under the provision which appears on the face of the Short Plat and which requires that the drainage swale and retention/detention pond be maintained by owners.



200609150186

Skagit County Auditor

E. RESERVATION CONTAINED IN DEED

Executed by:

Robert F. Smith, Malcolm B. Madenwald, Gary J. Clancey and
Richard V. Williamson, Trustees of The Northwest Orthopaedic
Surgeons, Inc., P.S. Pension and Profit Sharing Plans, Robert F.
Smith segregated account

Recorded:

September 30, 1991

Auditor's No.:

9109300127

As Follows:

Grantee herein agrees to participate by paying 20% of maintenance costs required by regulatory agencies of a drainage system to be installed by the Grantee at Grantor's expense. Grantee agrees to obtain written approval from Grantee for costs exceeding \$10,000.00, or such shall be Grantees responsibility. Such systems will serve the entire Short Plat.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:

Whatcom County Water District No. 12

And:

Skagit County

Dated:

February 25, 1980

Recorded:

March 18, 1980

Auditor's No.:

8003180022

Regarding:

For prior and future development of sewer line service



200609150186
Skagit County Auditor

9/15/2006 Page

5 of

5 3:51PM