

Filed for Recording at the Request of  
and AFTER RECORDING MAIL TO:

Summerglen One, LLC  
Summerglen Two, LLC  
Bali Palm Investment Group, LLC  
Tram Fam, LLC  
3252 Phillips Avenue  
Enumclaw, Washington 98022  
Attn: Darrel Dickson



200701080174  
Skagit County Auditor

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CHICAGO TITLE COMPANY IC40501 ✓

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DOCUMENT TITLE:	SPECIAL WARRANTY DEED
GRANTOR:	Summerglen Apartments Limited Partnership, a Washington limited partnership
GRANTEE:	Summerglen One, LLC a Washington limited liability company (43.4%), Summerglen Two, LLC a Washington limited liability company (34.5%), Bali Palm Investment Group, LLC an Arizona limited liability company (15.05%), and Tram Fam, LLC an Arizona limited liability company (7.05%), as tenants-in-common
LEGAL DESCRIPTION:	SEE EXHIBIT A PTN. NE SW 16-34-4
ASSESSOR'S TAX	
PARCEL NUMBER:	340416-0-008-0000; 340416-3-001-0001; 340416-0-009-0009; 340416-3-018-0008

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### SPECIAL WARRANTY DEED

THE GRANTOR, **Summerglen Apartments Limited Partnership, a Washington limited partnership** for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to **Summerglen One, LLC a Washington limited liability company (43.4%), Summerglen Two, LLC a Washington limited liability company (34.5%), Bali Palm Investment Group, LLC an Arizona limited liability company (15.05%), and Tram Fam, LLC an Arizona limited liability company (7.05%), as tenants-in-common**, the following described real property in Skagit County, State of Washington:

Ptn. NE SW 16-34-4

See Legal Description on Exhibit "A" attached hereto and made a part hereof.

The Grantor, for itself and for its successors and assigns does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real property, subject to the encumbrances described in Exhibit "B" attached hereto and made a part hereof.

Dated: January 2, 2007

**Summerglen Apartments Limited Partnership, a Washington limited partnership**

By: SUBGP, LLC, an Oregon limited liability company, its general partner

By:

Name: Thomas B. Brenneke

Title: member

# 91  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 08 2007

Amount Paid \$ 166,172.45  
Skagit Co. Treasurer  
By [Signature] Deputy



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STATE OF OREGON )

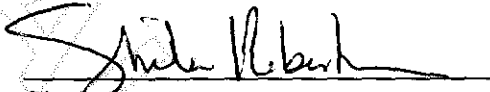
) ss.

COUNTY OF MULTNOMAH )

On this 2nd day of January, 2007, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn personally appeared Thomas. B. Brenneke, known to me to be the General Partner of SUBGP, LLC an Oregon limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

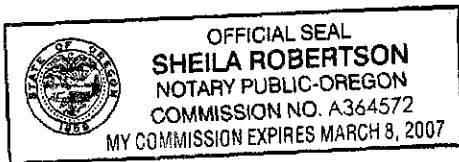
  
Signature

Sheila Robertson

Print Name

NOTARY PUBLIC in and for the State of  
Oregon, residing at Portland.

My commission expires March 8, 2007.



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EXHIBIT 'A'

PARCEL A:

The Northeast Quarter of the Southwest Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the following described portions:

- A. The North 40 feet thereof conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 9306240153, records of Skagit County, Washington.
- B. Beginning at the center of said section;  
Thence West on the East and West Quarter section line a distance of 1,075 feet;  
Thence South a distance of 512 feet;  
Thence East a distance of 85 feet;  
Thence South to the South line of said Northeast Quarter of the Southwest Quarter;  
Thence East to the Southeast corner of said Northeast Quarter of the Southwest Quarter;  
Thence North to the point of beginning.
- C. The South 50 feet conveyed to Clear Lake Lumber Company.
- D. That certain strip of land along the West line thereof conveyed to the City of Mount Vernon for 26<sup>th</sup> Street, by Deed recorded April 26, 1978, under Auditor's File No. 878267, records of Skagit County, Washington.

EXCEPT from all of the above, the South 50 feet as conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 9306090039, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Northeast Quarter of the Southwest Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of said subdivision, a distance of 990 feet West of the Northeast corner thereof;  
Thence West a distance of 85 feet;  
Thence South a distance of 512 feet;  
Thence East a distance of 85 feet;  
Thence North to the point of beginning;

EXCEPT the North 40 feet thereof for road purposes, a portion of which was conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 8306270029, records of Skagit County, Washington.

Situated in Skagit County, Washington.

continued.....



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**EXHIBIT 'A' continued:**

**PARCEL C:**

That portion of the Northeast Quarter of the Southwest Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the center of said section;  
Thence West a distance of 50 rods (825 feet) to the true point of beginning;  
Thence West a distance of 10 rods (165 feet);  
Thence South a distance of 1,270 feet, more or less, to the North line of the abandoned Puget Sound and Cascade Railway Company Railway right-of-way, as conveyed by Deed recorded December 27, 1915, under Auditor's File No. 111272, records of Skagit County, Washington;  
Thence East along the North line of said right-of-way a distance of 10 rods (165 feet) to a point that is a distance of 50 rods (825 feet) West of the center of said section;  
Thence North a distance of 1,270 feet, more or less, to the true point of beginning.

EXCEPT Clearlake Road (College Way) running along the North line thereof;

AND EXCEPT from all of the above the North 15 feet and the South 50 feet conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 9601190053, records of Skagit County, Washington, as a re-recording of Auditor's File No. 9511170039, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL D:**

A non-exclusive easement for dispersing natural and diverted surface waters from said premises to contiguous property on the East as conveyed by reciprocal easement agreement recorded December 7, 1995, under Auditor's File No. 9512070082, records of Skagit County, Washington.

Situated in Skagit County, Washington

**- END OF EXHIBIT 'A' -**



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**EXHIBIT "B" TO SPECIAL WARRANTY DEED**

**PERMITTED EXCEPTIONS**



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