



200711290094

Skagit County Auditor

Return Address

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PetroSun West Properties, LLC
Cumberland Ind. Center, Bldg A
22026 68th Avenue South
Kent, Washington 98032-1939

LAND TITLE OF SKAGIT COUNTY
123830-7

BARGAIN AND SALE DEED

Grantor, TIME OIL CO., a Washington corporation, for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, bargains, sells and conveys to Grantee, PETROSUN WEST PROPERTIES, LLC, a California limited liability company, the real property described on Exhibit A attached hereto and incorporated herein by reference, situated in the County of **Skagit**, State of Washington, subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Abbreviated legal description: **ptn GLs. 1 & 2, 19-35-5 E W.M.**

(Full legal description is included on Pages 3 and 4 of document.)

Assessor's Property Tax Parcel/Account Number(s): **350519-0-022-0007;**
350519-2-001-0100.

DATED this 15 day of November, 2007.

TIME OIL CO., a Washington corporation

By

Name:

Title:

By

Name:

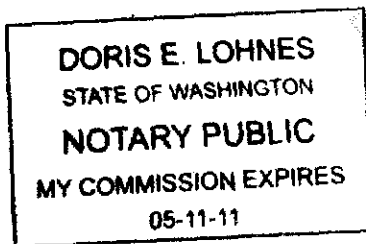
Title:

SN1157-1121 Moore Street

STATE OF WASHINGTON)
COUNTY OF King) ss.

I certify that I know or have satisfactory evidence that H. Roger Holliday
And Raymond Stroner is (are)
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument, on oath stated they was (were) authorized to execute the
instrument and acknowledge it as the President and Secretary
of TIME OIL CO. to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/08/2007



Doris E. Lohnes
(Signature of Notary)

Doris E. Lohnes
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State
of Washington, residing at Seattle, WA.
My appointment expires: 05/11/2011.

5449
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 29 2007

Amount Paid \$ 5647.60
By mam Skagit Co. Treasurer Deputy

SN1157-1121 Moore Street

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EXHIBIT A

All that certain real property situated in the County of Skagit, State of Washington, described as follows:

PARCEL "A":

That portion of the following described property lying Southerly of the State Highway No. 20 (formerly State Highway No. 17-A) as conveyed to the State of Washington by deed dated January 27, 1948 and recorded February 24, 1948 under Auditor's File No. 414777;

That portion of Government Lots 1 and 2, Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point 1,457.7 feet North and 30 feet East of the West ¼ corner of said Section 19; thence North 86°11' East 662.7 feet;
thence Southerly 9 feet;
thence South 88°45' East 140 feet;
thence South 02°53' West 317 feet to the North line of Great Northern Railway right-of-way; thence South 53°31' West along the North side of said right-of-way 250.8 feet;
thence North 02°35' East 332.4 feet; thence East 24 feet;
thence North 70 feet;
thence South 86°11' West 624 feet to the Highway;
thence Northerly along said Highway 70 feet to the point of beginning.

EXCEPTING from the above described premises that portion thereof which may lie within the boundaries of those certain tracts conveyed to the State of Washington by deeds recorded January 15, 1948 and January 27, 1948, under Auditor's File Nos. 414776 and 417815, respectively.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "B":

That portion of the following described property lying Southerly of a line drawn parallel with and 75 feet Southerly, when measured at right angles and/or radially, from the SR 20 Line Survey of SR 20, Sedro-Woolley Easterly:

That portion of Government Lot 2, Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington, described as:

Beginning at a point 1,387.7 feet North and 30 feet East of the West ¼ corner of said Section 19; thence North 86°11' East 624 feet;
thence Southerly parallel with now existing State Highway 70 feet; thence South 86°11' West 24 feet to the initial point;
thence South 02°53' West 332.4 feet to the intersection with the Northerly line of the Great Northern Railway Company right of way;
thence South 53°31' West along said right of way line 250 feet; thence North 02°53' East 455 feet;
thence North 86° 11' East 200 feet to the initial point.

Situate in the County of Skagit, State of Washington.

SN1157-1121 Moore Street



EXHIBIT B

title exceptions

1. Unrecorded lease in favor of Verma International, LLC, a Washington limited liability company, as Tenant, as disclosed by certificate of Time Oil Co., a Washington corporation, to the Title Company (as the term is defined herein), dated November 1, 2007 .

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Massachusetts Corporation

Purpose: Construct, maintain, etc., an anchor

Area Affected: The exact location of said anchor is not disclosed of the record

Recorded: July 15, 1959

Auditor's No.: 583162

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

3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Public Utilities District No. 1

And: Thomas C. Oakcs and Elna S. Oakes

Recorded: March 20, 1979

Auditor's No.: 7903200045

Regarding: Water service

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Elna Sue Oakes

Purpose: For ingress, egress and utilities

Area Affected: The North 20 feet of the East 50 feet

Dated: December 29, 1980

Recorded: February 11, 1981

Auditor's No.: 8102110004

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Thomas C. Oaks and Elna S. Oaks, husband and wife

Purpose: To construct, operate, maintain and reconstruct a water line and a sewer line

Area Affected: Southerly 10 feet

Dated: June 9, 1978

Recorded: June 14, 1978

Auditor's No.: 881398

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