

When Recorded Return to:
Roeter Cook Road LLC
Kelly M. Yates, Authorized Signatory
2627 Eatlake Avenue E
Seattle, WA 98102



200801170085
Skagit County Auditor

Chicago Title Company - Island Division
Order No: BE11299 MJJ Title Order No: IC41566

STATUTORY WARRANTY DEED

THE GRANTOR **AMT ASSOCIATES**, a limited partnership

for and in consideration of "Ten Dollars and Other Good and Valuable Consideration and as part of an I.R.C. Section 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to

LARSON COOK ROAD LLC, a Washington limited liability company, as to an undivided on-third (1/3) interest, **ROETER COOK ROAD LLC**, a Washington limited liability company, as to an undivided one-third (1/3) interest, and **BISSELL REAL ESTATE HOLDINGS LLC**, a Washington limited liability company, as to an undivided one-third (1/3) interest, as tenants-in-common

the following described real estate, situated in the County of Skagit, State of Washington:

Tract 3 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 quarter of the Southeast quarter of Section 19, Township 35 North, Range 4 East, W.M.

Situated in Skagit County, Washington

Tax Parcel Number(s): 350419-4-004-0100 P99467

Subject to: Restrictions, reservations and easements of record, as described in Schedule B-001, Commitment for Title IC41566 issued by Chicago Title Company, which is attached hereto and made a part hereof.

Dated: January 15, 2008

AMT ASSOCIATES

By: Michael E. Pegram, General Partner

STATE OF *Washington*
COUNTY OF *Skagit*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 17 2008

Amount Paid \$ *23,145.00*
By *YF* Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Michael E. Pegram to me known to be the General Partner of AMT Associates the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: *January 15, 2008*

Notary Public in and for the State of
Residing at *Sedro Woolley*
My appointment expires: *10/5/2008*
Marcia J. Jennings



SCHEDULE B-001

- 1. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from and between said premises and the highway (or highways) condemned by proceedings
 Under: Skagit County Superior Court
 Cause No.: SC26648
 To: State of Washington
- 2. Floodplain Note: Buyer should be aware that this short subdivision is located in a 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 shall be maintained by the owners.

- 3. Notes on the face of said Short Plat, as follows:
 - A. Short Plat No. and date of approval shall be included in all Deeds and contracts
 - B. Zoning – C-LI 1-.000 SF MIN
 - C. Sewage Disposal – Whatcom Co. Dist. #12
 - D. Water Supplied by Skagit Co. P.U.D.

- 4. Agreement, including the terms and conditions thereof; entered into;
 By: Whatcom County Water District No. 12
 And Between: Pierson Associates
 Recorded: July 21, 1978
 Auditor's No. 884000, records of Skagit County, Washington
 Providing: Sewer Service availability

- 5. Provisions as set forth out in a Deed recorded September 4, 1991, under Auditor's File No. 9109040067, records of Skagit County, Washington, providing for drainage swale and retention/detention pond.

Said instrument contains, among other things, provisions for maintenance by the common users

- 6. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
 Recorded: November 9, 2007
 Auditor's No(s): 200711090133, records of Skagit County, Washington
- 7. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;
 Recorded: November 9, 2007
 Auditor's No(s): 200711090132, records of Skagit County, Washington
- 8. Terms, conditions, and restrictions of that instrument entitled Title Notification;
 Recorded: November 9, 2007
 Auditor's No(s): 200711090131, records of Skagit County, Washington

- END OF SCHEDULE B-001 -



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