

After recording return document to:

City of Burlington
833 S Spruce Street
Burlington, WA 98233



200801310201
Skagit County Auditor

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Document Title: *Warranty Deed*
Grantor: *The Starlight Group LLC*
Grantee: *CITY OF BURLINGTON*
Legal Description: *Ptn NW ¼, 32-35-4E W.M., aka Trs. 1, 2& 5, BSP Burl-1-99*
Additional Legal Description is on: *Exhibit "A" of this Document*
Assessor's Tax Parcel Number: *P116705*

In the Matter of: NORTH BURLINGTON BOULEVARD IMPROVEMENTS

WARRANTY DEED

The Grantor, **THE STARLIGHT GROUP LLC**, a Washington limited liability company, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby conveys and warrants to the **CITY OF BURLINGTON**, a Municipal Corporation of the State of Washington, the following described real property situated in Skagit County, State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions, see

Exhibit A attached hereto and made a part hereof.

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described PARCEL "A", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Burlington unless and until accepted and approved hereon in writing for the City of Burlington.

WARRANTY DEED

Dated this 14th day of January, 2008

GRANTOR:

THE STARLIGHT GROUP LLC

By: Robert A. Egerer

Its: mg. Mbr.

By: Christina L. Egerer
Its: Member

340
SKAGIT COUNTY - WASHINGTON
Real Estate Prose Tax

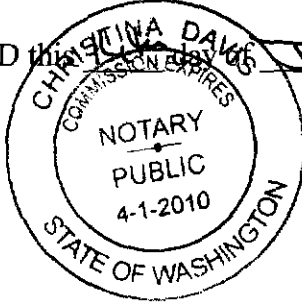
JAN 31 2008

Christina Davis
Notary Public
Skagit County Treasurer
By: MEM Deputy

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

On this 14th day of January, 2008, before me personally appeared Robert A. Egerer and Christina L. Egerer, to me known to be the Managing member and member of THE STARLIGHT GROUP LLC, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

DATED this 14th day of January, 2008.



Christina Davis
Notary Public
Residing at Wenatchee
My appointment expires 4-1-2010




WARRANTY DEED

GRANTEE:

Approved as to Form:

CITY OF BURLINGTON

 FOR:

Chal Martin, P.E.
Public Works Director

Attest:



WARRANTY DEED

EXHIBIT "A"

Legal Description of Parcel P116705 - Before Right of Way Acquisition.

(Shown on Land Title Company Second Limited Liability Report Order No. 120959-LL dated Sept. 11, 2007)

Lot 5 of Binding Site Plan No. Burl-1-99, approved May 1, 2000, recorded May 3, 2000, under Auditor's File No. 200005030015 and being a portion of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for access and utilities over, under and across Lots 1, 2 and 3 of said BSP No. Burl-1-99.

Situate in the County of Skagit, State of Washington.

Legal Description of Right of Way Acquisition on Parcel P116705

Beginning at the Northwest corner of said Parcel P116705;

Thence South 02°22'13" West, along the Easterly Right of Way of North Burlington Blvd., a distance of 194.69 feet to a point on the South line of said Parcel P116705;

Thence South 89°22'32" East, leaving said Easterly Right of Way of North Burlington Blvd., and along the South line of said Parcel P116705, a distance of 11.67 feet;

Thence North 02°40'30" East, leaving the South line of said Parcel P116705, a distance of 194.72 feet to a point on the North line of said Parcel P116705;

Thence North 89°22'32" West, along the North line of said Parcel P116705, a distance of 12.71 feet to the Point of Beginning.

