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Skagit County Auditor

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When recorded return to:

S/G Properties LP
P.O. Box 427
Burlington, WA 98233

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 128858-PE

Grantor: West Coast Land Investments, Inc.
Grantee: S/G Properties, L.P.

LAND TITLE OF SKAGIT COUNTY

128858-PE

Statutory Warranty Deed

THE GRANTOR West Coast Land Investments, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to S/G Properties, L.P., a Washington Limited Partnership, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4 SW 1/4, 2-34-3 E W.M., Ptn S 1/2 SE 1/4, 3-34-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 128858-PE.

Tax Parcel Number(s): 340302-3-003-0400, P103461, 340302-3-003-0500, P103462, 340303-4-003-0003, P21092, 340303-4-005-0001, P21096

Dated March 13, 2008

West Coast Land Investments, Inc.

Arthur L. Circo
By: Arthur L. Circo, Secretary

869
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 20 2008

Amount Paid \$ 17926.00
Skagit Co. Treasurer
By nam Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Arthur L. Circo is _____ the person who appeared before me, and said person acknowledged that He _____ signed this instrument, on oath stated He is _____ authorized to execute the instrument and is The Secretary of West Coast Land Investments, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/17/08
Anneliese Maria Farrell
Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/2008

EXHIBIT A

LEGAL DESCRIPTION

PARCEL "A":

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 34 North, Range 3 East, W.M., lying Southerly of Ovenell Road, EXCEPT dike and ditch rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 34 North, Range 3 East, W.M., lying Southerly of Ovenell Road, EXCEPT ditch and dike rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 34 North, Range 3 East, W.M., lying South of the centerline of the Boyd Hill ditch, being more particularly described as follows:

Beginning at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 3, said point being North $89^{\circ}17'30''$ West, 1,312.9 feet from the Section corner common to Section 2, 3, 10 and 11;
thence along the South line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, North $89^{\circ}17'30''$ West, 656.4 feet to the West line of the East $\frac{1}{2}$ of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence North $01^{\circ}01'00''$ West, 676.3 feet to the centerline of the Boyd Hill ditch, which point is witnessed by a 2 inch iron pipe set South $01^{\circ}01'00''$ East, 10 feet;
thence along the centerline of said Boyd Hill ditch, North $58^{\circ}00'30''$ East, 405.3 feet;
thence North $42^{\circ}09'30''$ East, 340.8 feet;
thence South $89^{\circ}56'30''$ East, 76.7 feet to the East line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 3, said point being witnessed by a 2 inch iron pipe set South $00^{\circ}57'30''$ East, 10.0 feet;
thence South along the East line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the point of beginning, EXCEPT that portion, if any, lying within the boundaries of the as built and existing County road commonly known as Ovenell Road, AND EXCEPT ditch and dike rights of way, if any.

Situate in the County of Skagit, State of Washington.



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