

AFTER RECORDING MAIL TO:

Skagit Farmers Supply  
Attn: Don Eucker, 1833 Park Lane  
Burlington, WA 98233



200809300149

Skagit County Auditor

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Filed for Record at Request of:  
First American Title Insurance Company National Commercial  
Services

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.  
**STATUTORY WARRANTY DEED** 95371-1

File No: **NCS-364287-WA1 (dk)**

Date: **September 24, 2008**  
CH

Grantor(s): **PetroSun West Properties, LLC**  
Grantee(s): **Skagit Farmers Supply**  
Abbreviated Legal: **Section 19, Township 35, Range 5; Ptn. GL 2**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P115435**

**THE GRANTOR(S) PetroSun West Properties, LLC, a California limited liability company for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Skagit Farmers Supply, a Washington non-profit corporation, the following described real estate, situated in the County of Skagit, State of Washington.**

**PARCEL "A":**

**THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHERLY OF A LINE DRAWN PARALLEL WITH AND 75 FEET SOUTHERLY, WHEN MEASURED AT RIGHT ANGLES AND/OR RADIALY, FROM THE SR20 LINE SURVEY OF SR20, SEDRO WOOLLEY EASTERLY:**

**THAT PART OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS:**

3240

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 30 2008

Amount Paid \$ 8210.75  
Skagit Co. Treasurer  
By *Man* Deputy

APN: P115435

Statutory Warranty Deed  
- continued

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Date: 09/18/2008

**BEGINNING AT A POINT 1387.7 FEET NORTH AND 30 FEET EAST OF THE WEST QUARTER 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, EXCEPT ANY PORTION OF SAID DESCRIBED AREA PREVIOUSLY CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

**The premises herein described shall not be used for a gasoline service station not shall any gasoline be offered for sale thereon in any manner for a period of 15 years from the date of recording. Notwithstanding the foregoing, Grantee shall be allowed to distribute and sell propane and kerosene at the premises described herein. It being the intention of the parties hereto that this covenant is to run with the said land and premises and shall be binding upon all successors, heirs, executors, administrators and assigns.**



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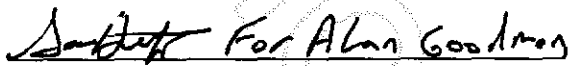
APN: P115435

Statutory Warranty Deed  
- continued

File No.: NCS-364287-WA1 (dk)  
Date: 09/18/2008

PetroSun West Properties, LLC, a California  
limited liability company

By: Westpak Consulting, Inc., a California  
corporation, Member



By: Alan Goodman, President

By: Sunrise Petroleum, LLC, a California  
limited liability company, Member



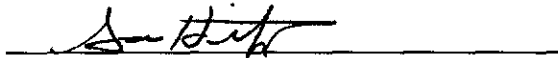
By: Michael Sael, Manager

By: Golden State Oil, LLC, a California  
limited liability company, Member



By: David Delrahim, Manager

By: Sotech, LLC, a California company,  
Member



By: Sam Hirbod, Manager



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Statutory Warranty Deed  
- continued

File No.: NCS-364287-WA1 (dk)  
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STATE OF Washington )  
 )-ss  
COUNTY OF King )

I certify that I know or have satisfactory evidence that **Alan Goodman, President of Westpak Consulting, Inc., a California corporation**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Member of PetroSun West Properties, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9/24/08



Stacie A. Hart

Notary Public in and for the State of Washington  
Residing at: Kent, WA 98042  
My appointment expires: 05/23/12

STATE OF California )  
 )-ss  
COUNTY OF Los Angeles )

I certify that I know or have satisfactory evidence that **Michael Saei, Manager of Sunrise Petroleum, LLC, a California corporation**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Member of PetroSun West Properties, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Sept. 25, 08

Jeannie Witty

Notary Public in and for the State of  
Residing at: Los Angeles, CA  
My appointment expires: 5/20/12



STATE OF *California* )  
COUNTY OF *Los Angeles* )-ss  
)

I certify that I know or have satisfactory evidence that **David Delrahim, Manager of Golden State Oil, LLC a California limited liability company**, is/~~are~~ the person(~~s~~) who appeared before me, and said person(~~s~~) acknowledged that he/~~she~~/they signed this instrument, on oath stated that he/~~she~~/they is/~~are~~ authorized to execute the instrument and acknowledged it as the **Member of PetroSun West Properties, LLC** to be the free and voluntary act of such party(~~ies~~) for the uses and purposes mentioned in this instrument.

Dated: 9-25-08

*Anna Shamiryan*  
\_\_\_\_\_  
Notary Public in and for the State of

Residing at: *California, Glendale 91201*  
My appointment expires:



STATE OF *Washington* )  
COUNTY OF *King* )-ss  
)

I certify that I know or have satisfactory evidence that **Sam Hirbod, Manager of Sotech, LLC, a California limited liability company**, is/~~are~~ the person(~~s~~) who appeared before me, and said person(~~s~~) acknowledged that he/~~she~~/they signed this instrument, on oath stated that he/~~she~~/they is/~~are~~ authorized to execute the instrument and acknowledged it as the **Member of PetroSun West Properties, LLC** to be the free and voluntary act of such party(~~ies~~) for the uses and purposes mentioned in this instrument.

Dated: 9/24/08

*Stacie A. Hart*  
\_\_\_\_\_  
Notary Public in and for the State of

*Washington*  
Residing at: *Kent, WA 98042*  
My appointment expires: *05/23/12*

