



200912310086
Skagit County Auditor

12/31/2009 Page 1 of 4 1:49PM

After recording, please return to:

~~John E. Poffenbarger~~

~~STOEL RIVES LLP~~

~~600 University Street, Suite 3600~~

~~Seattle, WA 98101-3197~~

~~BRENT WALKER~~

~~3141 AGATE BAY LANE~~

~~BELLINGHAM, WA 98226~~

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

M9341

NAME OF
GRANTOR:

WALKER, BRENT L.
WALKER, CHERIE T.

NAME OF
GRANTEE:

AGATE TWO, L.L.C.

LEGAL
DESCRIPTION:

1. Lot 1, Block 133, First Addition to Burlington, Skagit County
2. Parts of the NW 1/4 of Section 5, Township 34 North, Range 4 East, W.M., Skagit County
3. Full legal descriptions are on Exhibit A of document

ASSESSOR'S
PROPERTY TAX
PARCEL ACCOUNT
NUMBER:

P72182, 4077-133-001-0008
P118421, 340405-0-021-0200
P118422, 340405-0-021-0300

WHEN RECORDED RETURN TO:

John E. Poffenbarger
STOEL RIVES LLP
600 University Street, Suite 3600
Seattle, WA 98101-3197

STATUTORY WARRANTY DEED

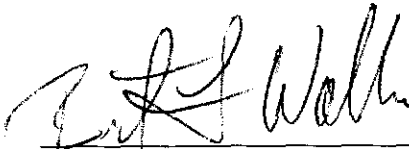
GRANTORS, BRENT L. WALKER and CHERIE T. WALKER, convey and warrant to GRANTEE, AGATE TWO, L.L.C., a Washington limited liability company, all of Grantors' interest in the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO: (a) taxes and assessments, (b) all mortgages, easements, reservations, restrictions, covenants, conditions and other encumbrances of record, (c) rights of the public to parts, if any, in rights of way, and (d) all leases and tenancies of the property.

DATED: This 23rd day of September, 2009.

GRANTORS:


BRENT L. WALKER

4027
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 31 2009

Amount Paid \$ 4027
By MF Skagit Co. Treasurer Deputy

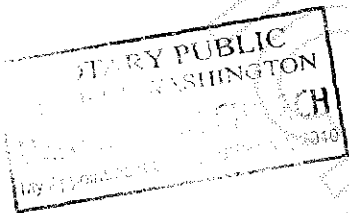

CHERIE T. WALKER



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me BRENT L. WALKER and CHERIE T. WALKER, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN under my hand and official seal this 23rd day of September, 2009.



Signature: Dennis Ryan Chura

Name (Print): Dennis Ryan Chura

NOTARY PUBLIC in and for the State
of Washington, residing at Bellevue

My appointment expires: 09/12/10



Exhibit "A"

Lot 1, Block 133, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

That portion of the Northwest quarter of Section 5, Township 34 North, Range 4 East, W.M. Skagit County, Washington, being a portion of the property described in Warranty Deed from George McLean, et ux. To the Seattle & Montana Railway Company filed for record November 1, 1892 in Book 25 of Deeds, Page 149, under Auditor's File No. 10578, in and for said county, described as follows:

Beginning at the Northeast corner of Lot 1, Block 133 of "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH", as per plat recorded in Volume 3 of plats, Page 11, records of Skagit County, Washington; thence along the Easterly line of said Block 133 South 06°52'34" East, 204.91 feet to a chain link fence, thence along fence and its easterly extension South 88°30'10" East, 134.99 feet; thence North 6°52'34" West, 224.57 feet; thence South 83°07'25" West, 133.55 feet to the point of beginning.

Said parcel being situate in City of Burlington, Skagit County, State of Washington.

That portion of the Northwest quarter of Section 5, Township 34 North, Range 4 East, W.M., Skagit County, Washington, being a portion of the property described in Warranty Deed from George D. McLean, et ux. to the Seattle & Montana Railway Company filed for record November 1, 1892 in Book 25 of Deeds, Page 149, under Auditor's File No. 10578, in and for said county, described as follows:

Beginning at the Southeast corner of Lot 3, Block 134 of the "FIRST ADDITION TO BURLINGTON, SKAGIT CO, WASH", as per plat recorded in Volume 3 of plats, Page 11, records of Skagit County, Washington; thence along the Easterly line of said Block 134 North 6°52'34" West, 175.0 feet to the Southwesterly corner of that certain parcel of land described in deed dated March 16, 2001 from The Burlington Northern and Santa Fe Railway Company to Thomas K. Studebaker, recorded in the office of the Skagit County, Washington Auditor, March 22, 2001, as auditor's number 200103220083; thence North 83°07'26" East, along the Southerly boundary of said parcel described in deed dated March 16, 2001, a distance of 133.55 feet; thence South 6°52'34" East, 175.0 feet; thence South 83°07'25" West, 133.55 feet to the point of beginning.

Said parcel being situate in City of Burlington, Skagit County, State of Washington.



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