

When recorded return to:

Summerglen LLC  
718 Griffin Avenue #238  
Enumclaw, WA 98022-3418



201111100065

Skagit County Auditor

11/10/2011 Page

1 of

7 12:13PM

STATUTORY WARRANTY DEED

101776-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S), SUMMERGLEN ONE, LLC, a Washington limited liability company as to an undivided 43.4% interest; SUMMERGLEN TWO, LLC, a Washington limited liability company as to an undivided 34.5% interest; BALI PALM INVESTMENT GROUP, LLC, an Arizona limited liability company as to an undivided 15.05% interest; TRAMFAM, LLC, an Arizona limited liability company, also appearing of record as TRAM FAM, LLC, as to an undivided 7.05% interest, as tenants in common, for and in consideration of mere change in identity and other good and valuable consideration in hand paid, convey, and warrant to SUMMERGLEN LLC, a Washington limited liability company the following described real estate, situated in the City of Mount Vernon, County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED AND INCORPORATED HEREIN

Abbreviated Legal: Sec. 16, Township ~~35~~<sup>34</sup> North, Range 4; Ptns NE SW, Skagit County, Washington.

Tax Parcel Number(s): P24910, 340416-0-008-0000, P24911, 340416-0-009-0009, P24923, 340416-3-018-0008, P25065, 340416-3-001-0001

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Dated: November 10, 2011

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20113 H14  
NOV 10 2011

Amount Paid \$  
Skagit Co. Treasurer  
By *MG* Deputy

SIGNATURES ON FOLLOWING PAGE

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SUMMERGLEN ONE, LLC, a Washington limited liability company



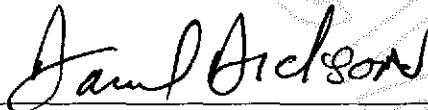
By: Darrel Dickson, Manager

SUMMERGLEN TWO, LLC, a Washington limited liability company



By: Darrel Dickson, Manager

BALI PALM INVESTMENT GROUP, LLC, an Arizona limited liability company



By: Darrel Dickson, Manager

TRAMFAM, LLC, an Arizona limited liability company

By: Kirk Trammell, Member

By: Julie Trammell, Member



SUMMERGLEN ONE, LLC, a Washington limited liability company

By: Darrel Dickson, Manager

SUMMERGLEN TWO, LLC, a Washington limited liability company

By: Darrel Dickson, Manager

BALI PALM INVESTMENT GROUP, LLC, an Arizona limited liability company

By: Darrel Dickson, Manager

TRAMFAM, LLC, an Arizona limited liability company

By: Kirk Trammell, Member

By: Julie Trammell, Member



STATE OF WASHINGTON

SS.

COUNTY OF King

I certify that I know or have satisfactory evidence that DARREL DICKSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the MANAGER of SUMMERGLEN ONE, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Nov 3, 2011

Della M. Crossley  
Notary name printed or typed: Della M. Crossley  
Notary Public in and for the State of Washington  
Residing at Buckley  
My appointment expires: Nov. 6, 2014

STATE OF WASHINGTON

SS.

COUNTY OF King

I certify that I know or have satisfactory evidence that DARREL DICKSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as a MANAGER of SUMMERGLEN TWO LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Nov. 3, 2011

Della M. Crossley  
Notary name printed or typed: Della M. Crossley  
Notary Public in and for the State of Washington  
Residing at Buckley  
My appointment expires: Nov. 6, 2014

STATE OF WASHINGTON

SS.

COUNTY OF King

I certify that I know or have satisfactory evidence that DARREL DICKSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as a MANAGER of BALI PALM INVESTMENT GROUP, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Nov. 3, 2011

Della M. Crossley  
Notary name printed or typed: Della M. Crossley  
Notary Public in and for the State of Washington  
Residing at Buckley  
My appointment expires: Nov. 6, 2014

**DELLA M. CROSSLEY**  
Notary Public  
State of Washington  
My Commission Expires  
November 06, 2014

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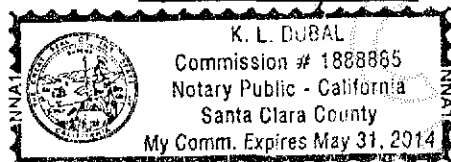
STATE OF California

COUNTY OF Santa Clara

SS.

I certify that I know or have satisfactory evidence that KIRK TRAMMELL is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as a MEMBER of TRAMFAM, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: NOV 03, 2011



K. L. DUBAL  
Notary name printed or typed: K. L. DUBAL  
Notary Public in and for the State of CA  
Residing at Santa Clara County  
My appointment expires: 5/31/2014

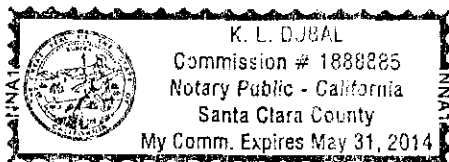
STATE OF California

COUNTY OF Santa Clara

SS.

I certify that I know or have satisfactory evidence that JULIE TRAMMELL is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as a MEMBER of TRAMFAM, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: NOV 03, 2011



K. L. DUBAL  
Notary name printed or typed: K. L. DUBAL  
Notary Public in and for the State of CA  
Residing at Santa Clara County  
My appointment expires: 5/31/2014



**Exhibit "A"**

**Legal Description**

Real property in the City of Mount Vernon, County of Skagit, State of Washington, described as follows:

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

**PARCEL "A":**

THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

EXCEPT THE FOLLOWING DESCRIBED PORTIONS:

A. THE NORTH 40 FEET THEREOF CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9306240153, RECORDS OF SKAGIT COUNTY, WASHINGTON.

B. BEGINNING AT THE CENTER OF SAID SECTION; THENCE WEST ON THE EAST AND WEST QUARTER SECTION LINE A DISTANCE OF 1,075 FEET; THENCE SOUTH A DISTANCE OF 512 FEET; THENCE EAST A DISTANCE OF 85 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE EAST TO THE SOUTHEAST CORNER OF SAID NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE NORTH TO THE POINT OF BEGINNING.

C. THE SOUTH 50 FEET CONVEYED TO CLEAR LAKE LUMBER COMPANY.

D. THAT CERTAIN STRIP OF LAND ALONG THE WEST LINE THEREOF CONVEYED TO THE CITY OF MOUNT VERNON FOR 26TH STREET, BY DEED RECORDED APRIL 26, 1978 UNDER AUDITOR'S FILE NO. 878267, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT FROM ALL OF THE ABOVE, THE SOUTH 50 FEET AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9306090039, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "B":**

THAT PORTION OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 990 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST A DISTANCE OF 85 FEET; THENCE SOUTH A DISTANCE OF 512 FEET; THENCE EAST A DISTANCE OF 85 FEET; THENCE NORTH TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 40 FEET THEREOF FOR ROAD PURPOSES A PORTION OF WHICH WAS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8306270029, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "C"**

THAT PORTION OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4, EAST, W.M., DESCRIBED AS FOLLOWS:

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BEGINNING AT THE CENTER OF SAID SECTION; THENCE WEST A DISTANCE OF 50 RODS (825 FEET) TO THE TRUE POINT OF BEGINNING; THENCE WEST A DISTANCE OF 10 RODS (165 FEET); THENCE SOUTH A DISTANCE OF 1,270 FEET, MORE OR LESS, TO THE NORTH LINE OF THE ABANDONED PUGET SOUND AND CASCADE RAILWAY COMPANY RIGHT-OF-WAY, AS CONVEYED BY DEED RECORDED DECEMBER 27, 1915, UNDER AUDITOR'S FILE NO. 111272, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE EAST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY A DISTANCE OF 10 RODS (165 FEET) TO A POINT THAT IS A DISTANCE OF 50 RODS (825 FEET) WEST OF THE CENTER OF SAID SECTION; THENCE NORTH A DISTANCE OF 1,270 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT CLEARLAKE ROAD (COLLEGE WAY) RUNNING ALONG THE NORTH LINE THEREOF;

AND EXCEPT FROM ALL OF THE ABOVE THE NORTH 15 FEET AND THE SOUTH 50 FEET CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9601190053, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS A RE-RECORDING TO AUDITOR'S FILE NO. 9511170039, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "D"

A NON-EXCLUSIVE EASEMENT FOR DISPERSING NATURAL AND DIVERTED SURFACE WATERS FROM AID PREMISES TO CONTIGUOUS PROPERTY ON THE EAST AS CONVEYED BY RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 7, 1995, UNDER AUDITOR'S FILE NO. 9512070082, RECORDS OF SKAGIT COUNTY, WASHINGTON.

For informational purposes only:

Parcel No.: 340416-0-008-0000, 340416-3-001-0001, 340416-0-009-0009 and 340416-3-018-0008

