

When recorded return to:  
Triton America, LLC  
1905 Skyline Way  
Anacortes, WA 98221



201203210020  
Skagit County Auditor

3/21/2012 Page 1 of 5 10:22AM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 141105-OE

Grantor: LACONNER ASSOCIATES LIMITED LIABILITY COMPANY  
Grantee: TRIFON AMERICA, LLC, a Washington limited liability company

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR LACONNER ASSOCIATES LIMITED LIABILITY COMPANY, a Washington limited liability company, also shown of record as LACONNER ASSOCIATES, a Limited Liability Company, and LACONNER ASSOCIATES, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TRITON-AMERICA, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: PtnTr5,Ptn Blk 5,Blks Q&R,LaConner;Ptn Blks19&20,Syndicate Add;Ptn Trs14-16,Plate 18,LaConner Tdlids.

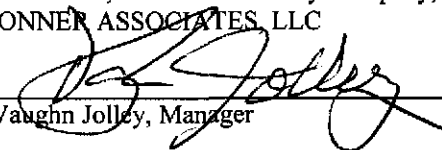
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 141105-OE.

Tax Parcel Number(s): 4123-017-001-0007, P74046, 4123-017-009-0009, P74047, 4123-017-018-0008, P74051, 4123-017-019-0007, P74053, 4123-018-009-0007, P74057, 4128-020-008-0009, P74392, 4129-018-014-0103, P74469, 4129-018-015-0003, P74470, 4129-018-900-1504, P74494, 4129-018-900-1603, P74495, 4129-018-900-1702, P74496

Dated March 15, 2012

LACONNER ASSOCIATES LIMITED LIABILITY COMPANY, a Washington limited liability company, also shown of record as LACONNER ASSOCIATES, a Limited Liability Company, and LACONNER ASSOCIATES, LLC


  
By: Vaughn Jolley, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2012735  
MAR 21 2012  
Amount Paid \$ 41,657.00  
Skagit Co. Treasurer  
By *nam* Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Vaughn Jolley  
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 Manager  
of LaConner Associates Limited Liability Company,\*  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 15<sup>th</sup> 2012

  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2014



**EXHIBIT A**

**Schedule "A-1"**

**141105-OE**

**DESCRIPTION:**

PARCEL "A":

The Easterly 80 feet of Lots 5, 6, 7 and 8; and the Easterly 80 feet of the Southerly 20 feet of Lot 9 in Block "R" of "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat thereof recorded in Volume 2 of Plats, page 49, records of Skagit County, EXCEPT that portion of said premises, if any, lying within Tract 16 of "CORRECTED SUPPLEMENT TO PLATE NO. 18, LaCONNER TIDE LANDS", as per map thereof filed in the office of the Commissioner of Public Lands at Olympia, Washington.

ALSO, that portion of Tract 16 of "CORRECTED SUPPLEMENT TO PLATE NO. 18, LaCONNER TIDE LANDS", as per map thereof filed in the office of the Commissioner of Public Lands at Olympia, Washington, described as follows:

Beginning at the initial point which is 1283.7 feet South and 615.4 feet West of the stone monument on First Street, Town of LaConner;  
thence North 58°47' West 80 feet;  
thence South 31°13' West 27 feet;  
thence North 58°47' West 60 feet, more or less, to the Easterly line of First Street;  
thence South 31°13' West along said First Street a distance of 211.5 feet, more or less to the Northerly line of Caledonia Street;  
thence South 58°47' East along the Northerly line of said Street a distance of 140 feet, more or less to the Westerly line of Second Street;  
thence North 31°13' East along the Westerly line of said Second Street 238.5 feet, more or less, to the point of beginning;

(Said above Tract being also shown as a portion of Block "R" of the "MAP OF LaCONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", and as a portion of Block 19, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington. Said Plats being overlapped onto the tidelands.)

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

The surface and 500 feet of the subsurface vertically in depth below the surface of the following described tracts:

1. The Westerly 60 feet of Lots 4, 5, 6, 7, 8, and 9, Block "R", "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion thereof lying within "CORRECTED PLATE 18, MAP OF LACONNER TIDELANDS", filed in the office of State Land Commissioner at Olympia, Washington;



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**EXHIBIT A**

CONTINUED

**Schedule "A-1"**

**141105-OE**

DESCRIPTION:

PARCEL "B" continued:

EXCEPTING from Lot 9 above described, the following:

Beginning at the most Easterly corner of said Lot 9, said point also being the most Southerly corner of Lot 10 in said Block "R";  
thence Southwesterly, along the Southeasterly line of said Lot 9, a distance of 5.14 feet to the Northeasterly line of the Southerly 20 feet of said Lot 9;  
thence North 59°12'38" West a distance of 80.27 feet to the true point of beginning;  
thence North 30°53'38" East a distance of 5.20 feet to the Northeasterly line of said Lot 9;  
thence North 59°10'29" West, along said Northeasterly line, a distance of 26.56 feet;  
thence South 30°53'38" West to a point which is North 59°12'38" West of the true point of beginning;  
thence South 59°12'38" East to the true point of beginning;

2. The Southwesterly 101 feet of the Northeasterly 214.5 feet of Block 5, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion thereof lying within "CORRECTED PLATE 18, MAP OF LACONNER TIDELANDS", filed in the office of State Land Commissioner at Olympia, Washington.

3. Tract 15 and the Southerly 26.5 feet of Tract 14, "CORRECTED PLATE 18, MAP OF LACONNER TIDELANDS", as per map thereof filed in the office of State Land Commissioner of Public Lands at Olympia, Washington.

4. That portion of Tract 16, "CORRECTED PLATE 18, MAP OF LACONNER TIDELANDS", as per map thereof, filed in the office of State Land Commissioner of Public Lands at Olympia, Washington, described as follows:

Beginning at a point North 58°47' West 80 feet from the initial point of said Tract 16, which is 1283.7 feet South and 615.4 feet West of the stone monument on First Street, Town of LaConner;  
thence North 58°47' West 49 feet;  
thence North 9°34' West 18 feet, more or less, to the Easterly line of First Street;  
thence South 31°13' West along said Street a distance of 41 feet;  
thence South 58°47' East 60 feet;  
thence North 31°13' East 25 feet, more or less, to the point of beginning.

EXCEPT from the above described Parcel "B", mineral rights as reserved in deed dated February 19, 1968, recorded March 11, 1968, under Auditor's File No. 711168.

Situate in the Town of LaConner, County of Skagit, State of Washington.



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**EXHIBIT A**  
CONTINUED

Schedule "A-1"

141105-OE

DESCRIPTION:

PARCEL "C":

All that portion of Second Street, lying Northerly of the North line of Caledonia Street, as said Second Street is established in the Town of LaConner in accordance with the plat of the "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT COUNTY, WASHINGTON", as recorded in Volume 2 of plats, at page 109, records of Skagit County, Washington.

TOGETHER WITH all that portion of Second Street, lying Southerly of the North line of Lot 13 of Block "Q" of the plat of the "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", projected Westerly, as said Second Street is established in the Town of LaConner in accordance with the plat of said "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "D":

Lots 1 to 6, inclusive; and all of Lots 13 to 19, inclusive, Block "Q", "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY, 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated alley adjoining, which upon vacation reverted to said premises by operation of law.

EXCEPT that portion conveyed to the Town of LaConner by deed recorded March 27, 1987 under Auditor's File No.8703270028.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "E":

Lots 6, 7, 8 and that portion of Lots 1, 2, 3, 4 and 5, lying East of the dike running through said lots 1, 2, 3, 4 and 5, all in Block 20, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington. EXCEPT that portion thereof, if any, lying within the boundaries of Tract 17 of "CORRECTED SUPPLEMENT TO PLATE NO. 18, LaCONNER TIDELANDS", as per map thereof, filed in the office of the Commissioner of Public Lands of Olympia Washington.

ALSO, EXCEPT the East 10 feet of Lots 6, 7 and 8 in said Block 20.

Situate in the Town of LaConner, County of Skagit, State of Washington.



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**EXHIBIT A**

CONTINUED

**Schedule "A-1"**

**141105-OE**

**DESCRIPTION:**

PARCEL "F":

The Harbor Area of the Swinomish Channel fronting Tracts 15 and 16 and Southwesterly 26.50 feet of Tract 14 within Government Lots 3 and 4 of Section 36, Township 34 North, Range 2 East, W.M., La Conner Tidelands Plates, bounded by the inner and outer harbor lines, the Northeast line of the Southwesterly 26.50 feet of Tract 14 produced Northwesterly across the Harbor Area and the Southwesterly line of said Tract 16 produced Northwesterly across the Harbor Area, as shown in red on the attached Exhibit "A", containing approximately .56 acres, more or less.

Situate in the Town of LaConner, County of Skagit, State of Washington.



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