

When Recorded Return to:  
PottsLaw  
220 W. Champion Street #200  
Bellingham, WA 98225  
Attn: Timothy Potts



Skagit County Auditor \$78.00  
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CHICAGO TITLE  
620017838

BARGAIN AND SALE DEED

Grantor: Spruce Street LLC  
Grantee: JELCO, LLC  
Abbrev. Legal Desc: Ptn Blocks 3, 4, 6-9 Albertson's Add.  
Assessor's Tax Parcel ID #: P72436 / 4078-009-011-0007  
Complete legal in Exhibit A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131726  
MAY 10 2013

Amount Paid \$ 55,185.00  
By Skagit Co. Treasurer  
Deputy

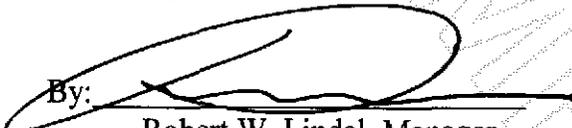
SPRUCE STREET LLC, a Washington limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) in hand paid, bargains, sells and conveys to JELCO, LLC, a Washington limited liability company, the following described real estate, located in Skagit County, Washington:

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

Subject to and excepting those matters set forth in Exhibit B attached hereto and incorporated herein by this reference.

DATED: May 7<sup>th</sup>, 2013.

SPRUCE STREET, LLC,  
a Washington limited liability company

By:   
Robert W. Lindal, Manager

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Robert W. Lindal is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Spruce Street, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 7, 2013.

*Lorri C. Savage*

Notary Public in and for the State of Washington  
residing at Bremerton WA

Print name: Lorri C. Savage

Commission expires: 7-19-13

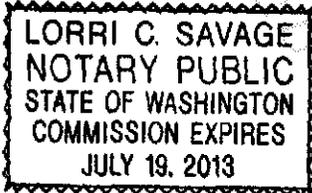


EXHIBIT A

LEGAL DESCRIPTION

The East Half and the North 25 feet of the West Half of Block 3; all of Block 4, EXCEPT the North 25 feet of the West Half; the South 13 feet of Lot 8, Block 6 and all of Blocks 7, 8 and 9, inclusive, all located in Albertson's Addition to the Town of Burlington, according to the plat thereof recorded in Volume 4 of Plats, page 1, records of Skagit County, Washington;

Also, together with those portions of Acre Street and Mount Vernon Street vacated by City of Burlington Ordinance #874 and that portion of Byron Street vacated by City of Burlington Ordinance No. 880; EXCEPT the West 15 feet of Byron Street adjacent to Block 5 of said Plat; AND EXCEPT the East 15 feet of the North 50 feet of Byron Street as vacated by said Ordinance No. 880.

Situated in Skagit County, Washington.



201305100097

EXHIBIT B

PERMITTED EXCEPTIONS

1. Public or private easements over vacated streets.
2. Agreement, including the terms and conditions thereof, entered into:  
  
By: City of Burlington  
And Between: Fred Meyer/Roundup Company\  
Recorded: November 30, 1994  
Auditor's No.: 9411300063, records of Skagit County, Washington  
Providing: Sewer Facilities  
Affects: Said premises and other property
3. Notice of a fence encroachment of approximately four feet onto the Burlington Northern right of way, shown on Survey done prepared by Bush, Roed and Hitchings, Job No. 2007003.00, last revised February 2, 2007, as disclosed by Bargain and Sale Deeds recorded March 8, 2007 under Auditor's File Nos. 200703080080 and 200703080081, records of Skagit County, Washington.
4. Notice of an encroachment of a gravel road onto the most Northerly portion of subject property, shown on Survey prepared by Bush, Roed and Hitchings, Job No. 2007003.00, last revised February 2, 2007, as disclosed by Bargain and Sale Deeds recorded March 8, 2007 under Auditor's File Nos. 200703080080 and 200703080081, records of Skagit County, Washington.
5. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by Survey:  
  
Recording Date: August 31, 2007  
Recording No.: 200708310104  
Matters shown: Fence
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 13, 2012  
Recording No.: 201204130128  
Affects: A portion of said premises



7. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.

8. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: December 30, 2010  
Lessor: Spruce Street, LLC, a Washington limited liability company  
Lessee: Louws Truss Inc., a Washington corporation  
Recording Date: January 27, 2011  
Recording No.: 201101270011

9. Assessments, if any, levied by City of Burlington.

10. City, county or local improvement district assessments, if any.

11. General and special taxes and charges.

12. General Exceptions A through J listed in Schedule B of the Title Commitment. General Exception K shall also be a Permitted Exception to the extent any such defect, lien, encumbrance, adverse claim or other matter is caused by Louws Truss Inc. or Purchaser.



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Skagit County Auditor

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