

When recorded return to:
BWMT, LLC, a Washington Limited Liability Company
8101 150th Place SE
New Castle, WA 98051



201306270113

Skagit County Auditor \$75.00
6/27/2013 Page 1 of 4 3:35PM

Recorded at the request of:

File Number: A105770

Statutory Warranty Deed

A105770-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Cottontree Partners Limited Partnership, an Idaho Limited Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to GRANTEE BWMT, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 18, Township 34 North, Range 4 East; Ptn. of NE of NE

For Full Legal See Attached Exhibit "A"

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P26223, 340418-1-001-0300

Dated 6/18/2013

Cottontree Partners Limited Partnership

By: CTP, Inc., General Partner
By: David Petersen, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 2477

JUN 27 2013

Amount Paid \$ 134,217.⁰⁰
By *Man* Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that David Petersen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of CTP, Inc., General Partner of Cottontree Partners Limited Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-26-13

Vicki L Hoffman
Notary Public in and for the State of Washington

Residing at ANACORTES

My appointment expires: 10-8-13

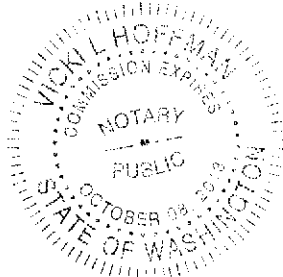


EXHIBIT A

That portion of the North $\frac{3}{4}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southeast corner of said subdivision; thence North $89^{\circ}45'07''$ West along the South line thereof, 50.00 feet to the West margin of State Highway No. 1, as conveyed by Deed recorded under Auditor's File No. 293262, and the point of beginning; thence continuing North $89^{\circ}45'07''$ West, 460.03 feet to the East line of the tract of land conveyed to the City of Mount Vernon, being described as the West 80 feet of the East 590 feet of the said subdivision; thence North $00^{\circ}24'10''$ West along said East line, 467.01 feet to the South margin of the County Road as conveyed by Deeds recorded under Auditor's File Nos. 80832 and 840582; thence South $89^{\circ}41'40''$ East along said South margin, 460.04 feet; thence South $00^{\circ}24'10''$ East along the aforesaid West State Highway margin, 466.55 feet to the point of beginning; EXCEPT that portion of the North $\frac{3}{4}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section, described as follows:

Beginning at the intersection of the South margin of Stewart Road and the West margin of State Highway No. 1; thence South $00^{\circ}24'10''$ East along said West Highway margin, 34.57 feet; thence Northwesterly along a curve to the left, the center of which bears South $89^{\circ}35'50''$ West having a radius of 35.00 feet through a central angle of $89^{\circ}17'30''$ an arc distance of 54.55 feet to the said South margin of Stewart Road; thence South $89^{\circ}41'40''$ East along said margin, 34.57 feet to the point of beginning.



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EXHIBIT B

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: August 30, 1985
Recorded:: September 9, 1985
Auditor's No.: 8509090064
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Location: A portion of the subject property

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Recorded:: November 5, 1985
Auditor's No.: 8511050064
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Location: As constructed on the North 20 feet of the subject property

C. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: July 16, 1954
Auditor's No.: 504046

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: January 30, 1985
Auditor's No.: 8501300019



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E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: April 19, 2001
Recorded: May 2, 2001
Auditor's No.: 200105020096
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: April 11, 2003
Auditor's No.: 200304110027
Purpose: Utility lines
Area Affected: Portion of subject property



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