

UNRECORDED DOCUMENT



200009050005
Skagit County Auditor
9/5/2000 Page 1 of 3 9:25:07AM

RETURN TO:

Patrick M. Hayden
Attorney at Law
P. O. Box 454
Sedro-Woolley, WA 98284

FIRST AMERICAN TITLE CO.
62460-1

DOCUMENT TITLE(S) (or transactions contained herein):

Statutory Warranty Deed

REFERENCE NUMBER(S) OF OTHER RELATED DOCUMENTS:

GRANTOR(S) (Last name, first name and initials):

- 1. Urbick, Leo P.

ORIGINAL

GRANTEE(S) (Last name, first name and initials):

- 1. Skagit River Steel & Supply, Inc., a Washington corporation

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Ptn. Tract 84, "Burlington Acreage"

ASSESSOR'S PARCEL/TAX I.D. NUMBER: 3867-000-084-0302 / R62848
[] TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE [] OF DOCUMENT

STATUTORY WARRANTY DEED

The Grantor, Leo P. Urbick, as his separate estate for and in consideration of Ten Dollars and other valuable consideration, in hand and paid, conveys and warrants to Skagit River Steel & Supply, Inc., (aka Skagit River Steel & Recycling, Inc.) a Washington corporation, the following described real estate, situated in the County of Skagit, State of Washington:

That real property legally described on the attached Schedule C.

Subject to:

- (a) pro-rated real property taxes
- (b) Grantor's interest in existing lease or tenancy with GTS Drywall Supply, Inc., which Grantor hereby assigns to Grantees, and paragraph 6 & 7 of First American Title Commitment No. 62460.
- (c) matters disclosed in Survey recorded in AF # 2000003090048.
- (d) Right, if any, of adjoining property owners to use railroad tracks on property.
- (e) easements, encumbrances, encroachments, and restrictions of record, if any.
- (f) assessments not yet due, if any.

DATED this 1st day of September, 2000.

Leo P. Urbick
LEO P. URBICK

37119
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 5 2000

Amount Paid \$ 6,230.00
Skagit Co. Treasurer
By Deputy

State of Washington)
) ss
County of Skagit)

On this day personally appeared before me Leo P. Urbick, 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 therein mentioned.

GIVEN under my hand and official seal this 1 day of Sept, 2000.



Patrick M. Hayden
Notary Public in and for the State of
Washington, residing at Selma Washley
My Commission Expires: 10-1-00
Print Name: Patrick M. Hayden



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That portion of Tract 84, "PLAT OF BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Easterly of the Great Northern Railway right-of-way and being more particularly described as follows:

Commencing at the Northeast corner of said Tract 84; thence South 0 degrees 24'00" East along the East line of said Tract 84, 140.62 feet to the corner of an existing chainlink fence; thence continue South 0 degrees 24'00" East along said East line, 100.00 feet; thence North 88 degrees 14'00" West 100.00 feet; thence South 0 degrees 24'00" East 6.00 feet; thence North 88 degrees 14'00" West 10.00 feet to the TRUE POINT OF BEGINNING; thence South 0 degrees 24'00" East 130.10 feet; thence North 88 degrees 14'00" West 192.93 feet to the Easterly margin of said Great Northern Railway right-of-way; thence North 8 degrees 06'32" West along said Easterly margin, 131.96 feet to a point that is North 88 degrees 14'00" West from the TRUE POINT OF BEGINNING; thence South 88 degrees 14'00" East 210.64 feet to the TRUE POINT OF BEGINNING;

TOGETHER WITH a non-exclusive easement for ingress, egress and utility purposes over and across the following described parcel:

That portion of Tract 84, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Easterly of the Great Northern Railway right-of-way and being more particularly described as follows:

Commencing at the Northeast corner of said Tract 84; thence South 0 degrees 24'00" East along the East line of said Tract 84, 140.621 feet to the corner of an existing chain link fence; thence continue South 0 degrees 24'00" East along said East line, 100.00 feet to the TRUE POINT OF BEGINNING; thence North 88 degrees 14'00" West 100.00 feet; thence South 0 degrees 24'00" East 6.00 feet; thence North 88 degrees 14'00" West 10.00 feet; thence South 0 degrees 24'00" East 24.02 feet; thence South 88 degrees 14'00" East 110.00 feet to said East line; thence North 0 degrees 24'00" West along said East line, 30.02 feet to the TRUE POINT OF BEGINNING.

Schedule "C"



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