



200107200030
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name DAVID WILSON and WENDY WILSON,
Address 13460 N.E. 40TH STREET
City, State, Zip BELLEVUE, WA 98005
B64837

Filed for Record at Request of First American Title of Skagit County

ORIGINAL

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
B64837 E-1

THE GRANTOR BAK DISTRIBUTING INC., A WASHINGTON CORPORATION and KURT L. VAN BURKLEO, as his separate estate for and in consideration of Ten Dollars and other valuable consideration & as part of a IRC 1031 Tax Deferred Exchange in hand paid, conveys and warrants to DAVID WILSON and WENDY WILSON, ^{**}husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington: ^{DAW} ^{**}DAVID H. WILSON AND WENDY L. WILSON, ^{WW} husband and wife

See Exhibit A attached hereto and made a part hereof.

Portion Tract 50, "Burlington Acreage" aka Tract "B", Short Plat B-1-88

SUBJECT TO: See Exhibit "B" attached hereto and made a part hereof. And 2nd Half 2001 Property Taxes.

#41990

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 20 2001

Amount Paid \$ 13,100⁸⁰
Skagit Co. Treasurer
By ^{DAW} Deputy

Assessor's Property Tax Parcel Account Number(s): 3867-000-050-1706 R62660, 3867-000-050-2600 R112885

Dated this 16th day of July, 2001.

BAK DISTRIBUTING INC.
^{Kurt L. Van Burkleo} President
BY: KURT VAN BURKLEO, PRESIDENT
^{Kurt L. Van Burkleo}
KURT L. VAN BURKLEO

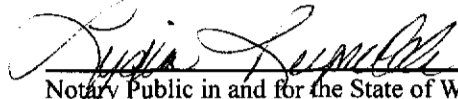
STATE OF WASHINGTON
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that **Kurt L. Van Burkleo** 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 acknowledged it as the **President** of **B.A.K. DISTRIBUTING, INC.** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 17, 2001

Lydia Reynolds



Notary Public in and for the State of Washington
Residing at **Mount Vernon**
My appointment expires: **August 9, 2005**



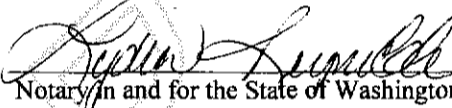
STATE OF WASHINGTON,
COUNTY OF SKAGIT

}
} SS.

On this day personally appeared before me **Kurt L. Van Burkleo** to me known to be the individual (s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17 day of July, 2001.

Lydia Reynolds



Notary in and for the State of Washington
Residing at: **Mount Vernon**
My commission expires: **8/9/2005**



Exhibit "A"

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":

Tract "B" of City of Burlington Short Plat No. 1-88 as approved May 4, 1988 and recorded May 5, 1988 in Volume 8 of Short Plats, page 35, under Auditor's File No. 8805050064, records of Skagit County, Washington; being a portion of Tract 50, PLAT OF BURLINGTON ACREAGE PROPERTY", according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH AND SUBJECT TO a Non-exclusive Easement Agreement as recorded December 7, 1999 under Skagit County Auditor's File No. 199912070064 (said instrument being a re-recording of that instrument recorded under Skagit County Auditor's File No. 9903120162).

Parcel "B":

The Southeasterly 25.0 feet of the Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) 100.0 foot wide Burlington to Anacortes, Washington branch line right-of-way, being 50.0 feet wide on each side of said Railway Company's Main Tract centerline, as now located and constructed upon over and across the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 35 North, Range 4 East, W.M., Skagit County, Washington, lying between two lines drawn parallel with and distant, respectively, 25.0 feet and 50.0 feet Southeasterly, as measured at right angles from said Main Tract centerline, bounded on the East by a line drawn parallel with and distant 330.0 feet West, as measured at right angles from the East line of said Section 31, being the West City Limits of the City of Burlington, Washington, and bounded on the Southwest by a line drawn at right angles to said Main Track centerline distant 93.91 feet Southwesterly, as measured along a line drawn parallel with and distant 25.0 feet Southeasterly, as measured at right angles from said Main Tract centerline from said West City Limits of the City of Burlington, Washington;

TOGETHER WITH AND SUBJECT TO a Non-exclusive Easement Agreement as recorded December 7, 1999, under Skagit County Auditor's File No. 199912070064 (said instrument being a re-recording of that instrument recorded under Skagit County Auditor's File No. 9903120162).



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Exhibit "B"

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No: B-1-88
Recorded: May 5, 1988
Auditor's No: 8805050064
(Copy attached)

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Aurelio R. Rodriguez and Hilda G. Rodriguez,
husband and wife
And: Rafael Valdez and Helene Valdez, husband
and wife
Recorded: May 20, 1988
Auditor's No: 8805200069
Regarding: Agreement Creating Reciprocal Easements

C. RESERVATIONS CONTAINED IN DEED:

Executed By: The Burlington Northern and Santa Fe
Railway Company, a Delaware corporation
(formerly Burlington Northern Railroad
Company)
Recorded: December 12, 1997
Auditor's No: 9712120103
As Follows:

"EXCEPTING AND RESERVING unto Grantor, its successors and assigns, all of the coal, oil, gas, casing-head gas and all ores and minerals of every kind and nature, including sand and gravel underlying the surface of the Property herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the Property herein conveyed, together with the right of access at all times to exercise said rights."
(Affects Parcel "B" only)



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Exhibit "B" continued

D. RESERVATIONS CONTAINED IN DEED

Executed by: The Burlington Northern and Santa Fe
Railway Company, a Delaware corporation,
(formerly Burlington Northern Railroad
Company)
Recorded: December 12, 1997
Auditor's No: 9712120104
As Follows:

"EXCEPTING AND RESERVING unto Grantor, its successors and assigns, all of the coal, oil, gas, casing-head gas and all ores and minerals of every kind and nature, including sand and gravel underlying the surface of the Property herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the Property herein conveyed, together with the right of access at all times to exercise said rights."
(Affects Parcel "B" only)

E. RESERVATIONS CONTAINED IN INSTRUMENT:


Executed By: Kurt Van Burkleo and Janelle Van Burkleo,
husband and wife
Recorded: March 12, 1999
Auditor's No: 9903120161
As Follows:

"The above described property will be combined or aggregated with continuous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot."
(Affects Parcel "B" only)

F. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Hilda Rodriguez, a single woman and Andres
Rodriguez, and Elia Rodriguez, husband and
wife
And: Kurt Van Burkleo and Janelle Van Burkleo,
husband and wife
Dated: November 24, 1998
Recorded: December 7, 1999
Auditor's No: 199912070064
Regarding: Non-Exclusive Easement Agreement

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9903120162.


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