

AFTER RECORDING MAIL TO:
GIBSON FAMILY ENTERPRISES, L.L.C.
281 S. Burlington Blvd.
Burlington, WA 98233



200306260005
Skagit County Auditor

6/26/2003 Page 1 of 2 8:41AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-101839-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Alpha-Omega Properties, L.L.C.
Grantee(s): GIBSON FAMILY ENTERPRISES, L.L.C.
Abbreviated Legal: ptn Tr. 43, Burlington Acreage Property
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3867-000-043-0609 P62558, 3867-000-043-1201 R62563

THE GRANTOR Alpha-Omega Properties, L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GIBSON FAMILY ENTERPRISES, L.L.C., a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington: Schedule "A-1" attached

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated this 17th day of June, 2003

By Alpha-Omega Properties, L.L.C.

By Mary Hulbush
Mary Hulbush, Member

By Roger Hulbush
Roger Hulbush, Member

By _____

STATE OF WASHINGTON }
County of Skagit }

SS:

I certify that I know or have satisfactory evidence that Roger W. Hulbush and Mary I. Hulbush signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the Members of Alpha-Omega Properties, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 25th, 2003

Carrie Huffer
Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3083

JUN 26 2003

Amount Paid \$ 19,580.00
Skagit Co. Treasurer
By [Signature] Deputy

DESCRIPTION:

PARCEL "A":

The North ¼ of the South ¼ of the East ¼ of the East ¼ of Tract 43, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

EXCEPT the South 13.0 feet thereof conveyed to the City of Burlington by Deed dated January 29, 1958 and recorded August 29, 1958, under Auditor's File No. 569744,

AND ALSO EXCEPT the West 25.0 feet thereof conveyed to the City of Burlington by Deed recorded under Auditor's File No. 585859.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East ¼ of the following described tract of land, to-wit:

Beginning at the Southeast corner of the North ¼ of the East ¼ of Tract 43, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;
thence West along the South line of said North ¼ of the East ¼ of Tract 43 to the Southwest corner of said North ¼ of the East ¼ of Tract 43;
thence North 18.4 feet;
thence East to a point 20.2 feet North of the point of beginning;
thence South 20.2 feet to the point of beginning,

EXCEPT the West 25 feet thereof as conveyed to the City of Burlington by Deed recorded under Auditor's File No. 585859.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

S-101839-E

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Burlington, a Washington municipal corporation
Purpose: Constructing and maintaining slopes in excavation and/or embankment, together with the right of ingress thereto and egress therefrom for the purpose of enjoying the easement.
Area Affected: As described therein
Dated: November 28, 1989
Recorded: December 29, 1989
Auditor's No.: 8912290043

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Burlington, a Washington municipal corporation
Purpose: For public sidewalk and pedestrian purposes, and for the purpose of constructing, installing, reconstructing, replacing, repairing, maintaining, and operating public/private and/or franchise utilities, to include, but not limited to, sewer, water, drainage, traffic control, lighting, electric, gas, telephone and television cable.
Area Affected: As described therein
Dated: November 28, 1989
Recorded: December 29, 1989
Auditor's No.: 8912290044



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