

AFTER RECORDING MAIL TO:
B & G Properties
2210 Fulton Street
Mount Vernon, WA 98273



200308250246
Skagit County Auditor

8/25/2003 Page 1 of 2 3:44PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108241-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Clear Lake, LLC & Buchanan Ave. LLC
Grantee(s): B & G Properties
Abbreviated legal: Lots 4 & 14, Blk. 4, Bingham Acreage
Assessor's Tax Parcel Number(s) 3864-004-004-0007/P62200 & 3864-004-014-0005/P62209

THE GRANTOR CLEAR LAKE LLC, a Washington Limited Liability Company, as to Parcel "A" and BUCHANAN AVENUE LLC, a Washington Limited Liability Company, as to Parcel "B" for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to B & G Properties, a Partnership the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Paragraphs A through G, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 108241-PE and Second half 2003 taxes.

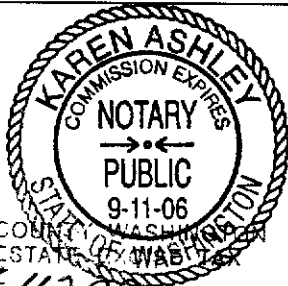
Dated August 20, 2003

Clear Lake, LLC
Bill Rimmer
By: Bill Rimmer, Manager

Buchanan Avenue LLC
Bill Rimmer
By: Bill Rimmer, Manager

STATE OF Washington }
County of Skagit } SS:
I certify that I know or have satisfactory evidence Bill Rimmer
the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated his
authorized to execute the instrument and is Manager
of Clear Lake LLC and Buchanan Avenue LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 22, 2003



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

SKAGIT COUNTY, WASHINGTON
REAL ESTATE DEPARTMENT
4298
AUG 25 2003
Amount Paid \$ 1721.25
Skagit Co. Treasurer
By *[Signature]* Deputy

Escrow No.: 108241-PE

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel "A"

Lots 4, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 14, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH the North 20 feet of the vacated road adjacent to Lot 14, Block 4, as vacated by instrument recorded November 15, 2001, under Auditor's File No. 200111150009, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress, utilities and drainage over, under and across the following described property:

The East 15 feet of Lot 3 and the West 15 feet of Lot 4; the North 20 feet of the West 15 feet of Lot 13, all in Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over, under, across and through the West 46 feet of the East 61 feet of the South 15 feet of Lot 3, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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