

AFTER RECORDING MAIL TO:

THE FAIRGARDEN LLC
504 E. FAIRHAVEN
BURLINGTON, WA. 98233



200411020037
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B82610

Statutory Warranty Deed

Grantor(s): Stephen A. Lee and Barbara D. Lee
Grantee(s): The Fairgarden, L.L.C.

FIRST AMERICAN TITLE CO.

Portion Lot 36 "Burlington Acreage Property"

B82610E

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): P62505, 3867-000-036-0103

THE GRANTOR Stephen A. Lee and Barbara D. Lee, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The Fairgarden, L.L.C., a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated October 28, 2004

Stephen A. Lee
Stephen A. Lee

Barbara D. Lee
Barbara D. Lee

5926

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 02 2004

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3898.20
By *[Signature]* Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Stephen A. Lee and Barbara D. Lee, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10/28/04

Nancy L. Albanese

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 6-29-05

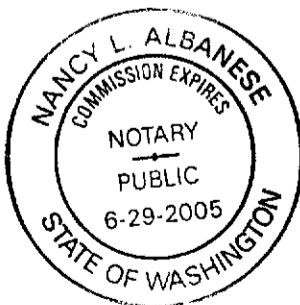


EXHIBIT A

Tract 4 and the North 20 feet of Tract 3 of Short Plat No. 98-78, as approved December 6, 1978, and recorded December 7, 1978, in Volume 3 of Short Plats, page 48, under Auditor's File No. 892644, records of Skagit County, Washington; being a portion of Tract 36, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

EXCEPT that portion of said Tract 4, described as follows:

Begin at the Southeast corner of Tract 1 of said Short Plat; thence North along the East lines of Tracts 1, 2 and 3 of said Short Plat to a point on the South line of the North 20 feet of said Tract 3; thence East along the Easterly extension of said South line to a point on a line parallel with and 10 feet East of the East line of Tracts 1, 2 and 3 of said Short Plat; thence South along said parallel line to a point on the South line of said Tract 4; thence West along said South line to the point of beginning;

ALSO EXCEPT those portions of Tract 4, described as follows:

Beginning at the Northeast corner of said Tract 4; thence South 89 degrees 39'50" West along the North line of said Tract 4, a distance of 23.41 feet; thence South 00 degrees 43'26" East, a distance of 329.94 feet to a point on the South line of said Tract 4; thence North 89 degrees 37'16" East along the South line of said Tract 4, a distance of 21.44 feet to the Southeast corner of said Tract 4; thence North 00 degrees 22'53" West along the East line of said Tract 4, a distance of 329.91 feet to the true point of beginning.

Commencing at the Northeast corner of said Lot 4; thence South 89 degrees 39'50" West along the North line of said Lot 4, a distance of 28.60 feet to the true point of beginning; thence South 00 degrees 31'55" East, a distance of 12.65 feet; thence North 89 degrees 44'28" West parallel with and 5 feet North of an existing fence line running East and West, a distance of 303.42 feet to a fence line which runs North and South; thence North 00 degrees 45'10" West along said fence line, a distance of 9.50 feet to the North line of said Lot 4; thence North 89 degrees 39'50" East along the North line of said Lot 4, a distance of 303.45 feet to the true point of beginning.



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Exceptions:

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

Short Plat No.: 98-78
Recorded: November 20, 1978
Auditor's No.: 892644

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal - Individual septic systems
4. Water - P.U.D. No. 1



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