

AFTER RECORDING MAIL TO:
SEAS HOLDING, LLC
3202 COMMERCIAL AVENUE
ANACORTES, WA. 98221



200505200125
Skagit County Auditor

5/20/2005 Page 1 of 3 1:59PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83760

Statutory Warranty Deed FIRST AMERICAN TITLE CO.
B83760 - 1

Grantor(s): Henson-Chenoweth Properties LP

Grantee(s): Seas Holding, LLC as Facilitator for State Street, LP

Section 29, Township 34, Range 4; ptn. SW ¼

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): P28641, P28170, 340429-3-006-0001, 340429-0-034-0003

THE GRANTOR Henson-Chenoweth Properties LP, a general partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION; as Part of an IRS 1031 Tax deferred Exchange in hand paid, conveys and warrants to SEAS HOLDING, LLC the following described real estate, situate in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

2516
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to covenants, conditions, restrictions and easements, if any, as per Exhibit B

Dated 5-4-05

MAY 20 2005

Amount Paid \$ 33820.00
By Skagit Co. Treasurer Deputy

Henson-Chenoweth Properties LP

By: Jean M Henson
Jean M. Henson, General Partner

By: Linda Henson
Linda Henson, General Partner

By: Lori J Ruhl
Lori J. Ruhl, General Partner

STATE OF Washington }
COUNTY OF Skagit } SS:

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jean M. Henson, Linda Henson and Lori J. Ruhl to me known or proved to be the individuals described in and who executed the foregoing instrument, as General Partners of the Henson-Chenoweth Properties LP, a general partnership, and acknowledged to me that they signed and sealed this said instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned and on oath stated they are authorized to execute the said instrument.

Date: 5-11-05

Sandra D Olson

Notary Public in and for the State of Washington
Residing at Burlington WA
My appointment expires: 2-2007



EXHIBIT A

PARCEL "A":

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Old State Highway 99 (Old Pacific Highway) which is 750 feet North of the South line of said subdivision; thence North along said East line to a point 20 feet South of the North line of said Northwest 1/4 of the Southwest 1/4; thence East parallel with and a distance of 20 feet South of said North line to the East line of said subdivision; thence South to the Southeast corner of said subdivision; thence West to the West line of that parcel conveyed to Drainage District No. 17 by deed recorded December 21, 1978 under Auditor's File No. 893555; thence Northerly along said West line to a point 400 feet North of the South line of said Northwest 1/4 of the Southwest 1/4; thence West to a point 871.2 feet East of the East line of said Highway; thence North 350 feet; thence West 871.2 feet to the point of beginning; EXCEPT therefrom any portion lying Easterly of the Westerly line of said parcel conveyed under Auditor's File No. 893555; AND EXCEPT that portion lying Easterly of the Westerly line of that parcel conveyed from the State of Washington to Skagit County by deed recorded July 29, 1976 under Auditor's File No. 839826; AND ALSO EXCEPT portion conveyed to Skagit County by deeds recorded July 26, 1966 under Auditor's File Nos. 685925 and 685926; AND ALSO EXCEPT therefrom the following described parcel:

Beginning at a point on the East line of the right of way of the Old Pacific Highway 200 feet North of the South line of said Northwest 1/4 of the Southwest 1/4; thence North along said highway right of way line 200 feet; thence Easterly parallel with the South line of said subdivision to a point 230 feet East of the center line of said Old Pacific Highway; thence North 50 feet; thence East parallel with the South line of said subdivision to a point 871.2 feet East of the center line of said Old Pacific Highway, which point is the true point of beginning; thence South 50 feet; thence East parallel with the South line of said Northwest 1/4 of the Southwest 1/4 24.22 feet, more or less, to the West line of the ditch right of way of Drainage District No. 17; thence Northerly following said ditch right of way line 50 feet, more or less, to a point which is East of the true point of beginning, as measured by a line drawn parallel to the South line of said Northwest 1/4 of the Southwest 1/4; thence West along said parallel line to the true point of beginning.

PARCEL "B":

File That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Old State Highway 99 (Old Pacific Highway) which is 750 feet North of the South line of said subdivision; thence East parallel with the South line of said subdivision 871.2 feet; thence South 100 feet; thence West parallel with the South line of said subdivision 871.2 feet to said East line of the Highway; thence North along said line 100 feet to the true point of beginning; EXCEPT therefrom that parcel conveyed to Drainage District No. 17 by deed recorded December 21, 1978 under Auditor's File No. 893555.

(Said Parcels "A" and "B", also known as Parcels "A" and "B" of Survey recorded under Auditor's No. 9405310082, filed in Volume 15 of Surveys, pages 184-185, records of Skagit County)

EXHIBIT "B"

EXCEPTIONS:

- A. Relinquishment of rights of access to State Highway and of light, view and air under terms of Decree of Appropriation, entered November 12, 1973 in Skagit County Cause No. 32903.
- B. Any question as to a mislocated fenceline along the South line of the subject property as delineated on the face of Survey recorded under Auditor's File No. 9405310082.



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