

After Recording Return to:
Three Cedars LLC
1508 36th Ave.
Seattle WA 98122



200506150081
Skagit County Auditor

6/15/2005 Page 1 of 4 3:48PM

Filed for Record at Request of:
CHICAGO TITLE
INSURANCE COMPANY
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 186507-TKG
CHICAGO TITLE IC34740 ✓

Abbreviated Legal: Lot/1a/plat Tract 3m CITY OF BURLINGTON SP#78-3; being ptn Tract 49
Additional Legal(s) on page: BURLINGTON ACREAGE PROPERTY
Assessor's Tax Parcel No.: 3867-000-049-2708 (P62642)

STATUTORY WARRANTY DEED

THE GRANTOR Gordon C. Coleman and Cela B. Coleman, Trustees of the Coleman Family Living Trust, dated July 22, 1994 for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION and as part of an IRC Section 1031 Tax-Deferred Exchange in hand paid, conveys and warrants to Three Cedars LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Whatcom, State of Washington:

Subject to Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: June 10, 2005

Coleman Family Living Trust

Gordon C. Coleman, Trustee
Gordon C. Coleman, Trustee

Cela B. Coleman, Trustee
Cela B. Coleman, Trustee

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Gordon C. Coleman and Cela B. Coleman to me known to be the Trustee and Trustee, respectively, of Coleman Family Living Trust the entity that they executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that they is/are authorized to execute the said instrument on behalf of said entity.

Dated: _____

All attached

3069
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 15 2005

Notary Public in and for the State of Washington
Residing at
My appointment expires:

Amount Paid \$ 18,476.40
Skagit Co. Treasurer
By *Lp* Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ALAMEDA

} ss.

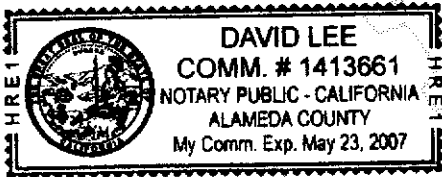
On JUNE 13, 2005, before me, DAVID LEE,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared GORDON C. COLEMAN + CELA B.,
Name(s) of Signer(s)

COLEMAN

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: 06/10/2005

Number of Pages: 2 + ATTACH

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____



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EXHIBIT "A"

Tract 3 of CITY OF BURLINGTON SHORT PLAT NO. 78-3, as approved September 19, 1978, and recorded November 17, 1978, in Volume 3 of Short Plats, page 42, under Auditor's File No. 891506, records of Skagit County, Washington; being a portion of the East Half of Tract 49, Plat of Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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EXHIBIT "B"

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 18, 1991
Auditor's No.: 9101180068, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

Relinquishment of all existing, future, or potential easements for access, light, view, and air **and** of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: April 4, 1970
Auditor's No.: 502171, records of Skagit County, Washington
To: State of Washington

Relinquishment of all existing, future, or potential easements for access, light, view, and air **and** of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) condemned by proceedings:

Under: Superior Court Cause No. 32877
To: State of Washington

Recital on the face of said plat, as follows:

The grantor, their heirs, successors and assigns hereby covenant with the City of Burlington, a Municipal Corporation, and Skagit County Public Utility District No. 1, a Municipal Corporation or their successors in interest, that in the event a water main extension is installed on the intersection of Peterson Road and Norris Street, North on Norris Street to the intersection of Norris Street and West Fairhaven, that in that event the owners of the parcels platted herein shall pay their fair share of the reasonable cost of the water main extension at the time of installation. This covenant shall run with the land herein.

Notes on the face of the plat, as follows:

- A. Zoning – R-3 multi-family residence.
- B. Sewage Disposal – City Sewer.
- C. Water – P.U.D.
- D. Short Plat number and date of approval shall be included in all deeds and contracts.

- END EXHIBIT "B" -



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