

AFTER RECORDING MAIL TO:
City Of Burlington
900 East Fairhaven
Burlington, WA 98273



200511300059
Skagit County Auditor

11/30/2005 Page 1 of 3 11:21AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86726

Statutory Warranty Deed

Grantor(s): Property Investors LLC
Grantee(s): City Of Burlington

FIRST AMERICAN TITLE CO.
B86726E

Ptn. Tracts 18 and 21, "PLAT OF THE BURLINGTON ACREAGE PROPERTY"

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): P62400, 3867-000-021-0001

THE GRANTOR Property Investors LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to City Of Burlington the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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

Dated 11/23/05

6641
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 30 2005

Property Investors LLC

By: Daniel Madlung, Managing Member

Amount Paid \$
Skagit Co. Treasurer
By Deputy

State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence Daniel Madlung the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Managing Member of Property Investors, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 11-28-05

Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 2-20-07

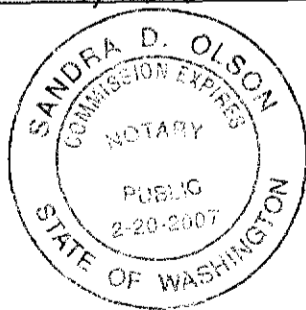


EXHIBIT A

Tracts 18 and 21, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County;

EXCEPT any portion lying with in the following described parcels:

1. That portion of Tracts 18 and 21, platted as "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

2. Those portions of Tract 21 lying North of the base of the hill embraced in the following described tracts:

Beginning 569.5 feet North and 95 feet East of the Southwest corner of Block 3, as shown on "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASHINGTON", according to the recorded plat thereof; thence West 205 feet; thence South 337.9 feet; thence East 205 feet; thence North 337.9 feet to the point of beginning; ALSO beginning at a point 569.5 feet North and 95 feet East of the Southwest corner of Block 3 of "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASHINGTON", according to the recorded plat thereof; thence continuing East a distance of 432.4 feet; thence South 23 degrees 15' West a distance of 260 feet; thence South 28 degrees 49' West a distance of 341 feet; thence South 58 degrees 27' West a distance of 135 feet; thence North 83 degrees 51' West a distance of 60.2; thence North and parallel to the East line of Holly Street produced, a distance of 606 feet to the point of beginning; BUT NOT INCLUDING IN THIS EXCEPTION, a strip of land 30 feet wide around and adjacent to the base of the hill on said Tract 21.

3. That portion of Tracts 18 and 21, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, described as follows:

Beginning at the Southwest corner of Block 3, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County; thence North 0 degrees 0'25" East along the East line of Holly Street if extended Northerly, a distance of 569.50 feet to a point on the North line of that certain tract acquired by Public Utility District No. 1 by order of condemnation under Skagit County Superior Court Cause No. 16285 and dated November 3, 1939; thence North 89 degrees 58'05" West along the North line of said P.U.D. Tract, a distance of 110.00 feet to the Northwest corner of said P.U.D. Tract and which point is the true point of beginning of this description; thence South 89 degrees 58'05" East along said North line of said P.U.D. Tract, a distance of 198.58 feet; thence North 6 degrees 36'55" East, a distance of 238.27 feet; thence on a curve to the left having a radius of 144.16 feet, an arc distance of 72.46 feet; thence North 22 degrees 11'05" West, a distance of 105.11 feet; thence North 60 degrees 27'05" West, a distance of 277.76 feet to a point on the South right-of-way line of a proposed 60 foot road, and which point is on a curve, the tangent to which bears South 65 degrees 43'42" West at said point; thence Southwesterly along said curve to the right having a radius of 166.42 feet, an arc distance of 65.10 feet; thence continuing South 88 degrees 08'25" West along the South right-of-way line of said proposed 60 foot road, a distance of 88.47 feet to a point 30.00 feet East of the North and South centerline of Section 32; thence South 0 degrees 43'30" West along a line which is parallel to and 30.00 feet East of said North and South centerline of said Section 32, a distance of 260.13 feet; thence South 29 degrees 54'55" East, a distance of 110.75 feet; thence South 44 degrees 24'10" East, a distance of 200.02 feet; thence South 16 degrees 21'25" West, a distance of 133.03 feet; thence South 55 degrees 53'35" East, a distance of 75.22 feet to a point on the West line of said P.U.D. Tract; thence North 0 degrees 02'25" East along the West line of said P.U.D. Tract, a distance of 144.38 feet to the true point of beginning.

TOGETHER WITH those portions of vacated Anacortes Street, which attached to said parcel by operation of law.



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EXHIBIT "B"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County, Washington, a
municipal corporation of the County of Skagit, State of Washington
And: Bechtel Corporation, a Delaware corporation, its successors and
assigns
Dated: October 27, 1965
Recorded: November 10, 1965
Auditor's No: 674383
Regarding:

"...a permanent easement 10 feet in width, being 2 feet to the left and 8 feet to the right (going in a general Westerly direction) of the center line of the pipeline as finally located by Grantee on which to lay, construct, maintain, operate, alter, repair and remove, the transportation of limestone slurry, on , under and through certain lands which the undersigned owns, or in which the undersigned has an interest..."

B. Sewer Easement as disclosed by instrument recorded under Skagit County Auditor's File No. 692899.

C. RESERVATIONS CONTAINED IN DEED

Executed by: David A. Welts, a single man
Recorded: December 29, 1995
Auditor's No: 9512290071
As Follows:

"Grantor reserves to himself areas known as the Cross, AT&T Wireless Service f/k/a/ Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled "BURLINGTON HILL AGREEMENT", executed contemporaneously with this document."



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