

WHEN RECORDED RETURN TO
SYB HOLDING CO., Inc.
1440 ADMIRAL PLACE
FERNDALE, WASHINGTON 98248



200601250090
Skagit County Auditor

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CHICAGO TITLE INSURANCE COMPANY IC36827

5101445

STATUTORY WARRANTY DEED

Dated: NOVEMBER 23, 2005

THE GRANTOR

JMJ INVESTMENTS, INC., A WASHINGTON CORPORATION

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

SYB HOLDING CO., Inc., A WASHINGTON CORPORATION

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

340429-3-020-0102 P28731 / 340429-3-020-0201 P28732

ABBREVIATED LEGAL DESCRIPTION: PTN SW, SEC 29, T34N, R4EWM

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED
HEREIN.

376
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 25 2006

Amount Paid \$ 14423⁰⁰
By Skagit Co. Treasurer / Deputy

JMJ INVESTMENTS, INC.

BY:

Mr. J. Nelson

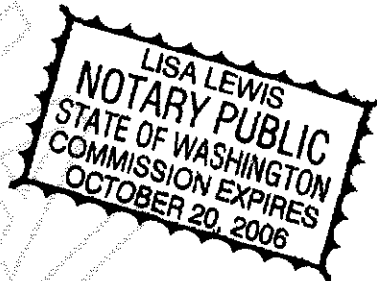
Jody Nelson

SWD/RDA/0899

STATE OF WASHINGTON COUNTY OF Snohomish
ON THIS 23rd DAY OF JAN, 2006, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND
SWORN, PERSONALLY APPEARED Mark J Nelson and Jody Nelson TO ME KNOWN
TO BE THE Pres + Sec/treas OF THE CORPORATION THAT EXECUTED THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE
FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND
PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT they AUTHORIZED TO
EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED THERETO (IF ANY)
IS THE CORPORATE SEAL OF SAID CORPORATION.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Lisa Lewis
NOTARY SIGNATURE

PRINTED NAME: Lisa Lewis
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Marysville
MY COMMISSION EXPIRES 10-20-2006



NOTARY/RDA/092100



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5101445

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

PARCEL A:

That portion of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 50 feet Southeasterly (when measured radially) from Highway Engineer's Station F 9 2+00, as shown on Washington State Highway Department right of way map SR 5 MP222.08 to MP225.62, Johnson Road to Blackburn Street, Sheet 9 of 23 sheets, latest revision date September 10, 1971, said point being on a 250 foot radius curve concave to the Southeast, a radial at said point bearing South 74°58'06" East;
Thence Northerly along said curve 132.00 feet;
Thence South 45°07'01" East, 145.49 feet to a point on the Northwestern margin of the DL Ramp, as shown on said map;
Thence South 24°15'30" West, 96.00 feet to a point 110 feet Northerly from (when measured at right angles to) Highway Engineer's Station A16+00;
Thence South 84°40'07" West, 100.50 feet to a point 100 feet Northerly from (when measured at right angles to) Highway Engineer's Station 15+00;
Thence North 18°34'00" West, 91.47 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at a point 50 feet Southeasterly (when measured radially) from Highway Engineer's Station F9 2+00, as shown on Washington State Highway Department right-of-way Map SR5 MP222.08 to MP225.62, Johnson Road to Blackburn Street, Sheet 9 of 23 sheets, latest revision date, September 10, 1971, said point being on a 250 foot radius curve concave to the Southeast, a radial at said point bearing South 74°58'06" East;
Thence Northerly along said curve, 132.00 feet to the true point of beginning;
Thence South 45°07'01" East, 145.49 feet to a point on the Northwestern margin of the DL Ramp, as shown on said map;
Thence North 24°15'30" East along said Northwestern margin, 256.63 feet to a point 250 feet Westerly (when measured radially) from Station 67+00 on the centerline of said SR5;
Thence North 20°02'30" East, 125.54 feet to a point 50 feet Southeasterly (when measured radially) from Station F9 7+50, as shown on said map, said point being on a 500 foot radius curve concave to the Northwest, a radial at said point bearing North 58°44'02" West;
Thence Southerly along said curve, 158.07 feet to a point 50 feet Southeasterly (when measured at right angles) from Station F9 PC5+57.74;
Thence South 49°22'45" West, 179.90 feet to a point 50 feet Southeasterly from Station F9 PT3+79.85, said point being the point of curvature of a 250 foot radius curve to the left;
Thence Southerly along said curve 17.87 feet to the true point of beginning.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -

EXLEGALE/RDA/0899



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 5101445

1. Reservation of easement reserved by VG Hines, et al their successors and assigns, for ingress and egress over the Northeasterly portion of Parcel A, as disclosed by instrument recorded June 13, 1973, under Auditor's File No. 786905, records of Skagit County, Washington, a copy of which is hereto attached.
2. Relinquishment of right of access to State Highway and of light, view and air under terms of Deed to the State of Washington recorded December 29, 1972, under Auditor's File No. 778773, records of Skagit County, Washington.
3. Relinquishment of right of access to State Highway and of light, view and air, under terms of deed to the State of Washington, recorded March 12, 1953, under Auditor's File No. 485837, records of Skagit County, Washington and deed dated April 27, 1956 and recorded May 14, 1956, under Auditor's File No. 536001, records of Skagit County, Washington.
4. ~~Unrecorded~~ lease dated July 14, 2003, involving JMJ Investments LLC as disclosed by Subordination Agreement recorded August 7, 2004 under Auditor's File No. 200308070139, records of Skagit County, Washington.

EXHIBIT/RDA/0999



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