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State of Washington
Department of Transportation
Real Estate Services Office
P O Box 47338
Olympia WA 98504-7338



200904100106
Skagit County Auditor

4/10/2009 Page 1 of 4 3:20PM

GUARDIAN NORTHWEST TITLE CO.

92674

Document Title: Warranty Deed (Access Rights Only)

Reference Number of Related Document: N/A

Grantor(s): The Starlight Group LLC

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn of Lots 1, 2, 3 and 5, City of Burlington BSP No. BURL-1-99, Rec. No. 200005030015, in the NW¼ of Section 32, T35N, R4E, WM

Additional Legal Description is on Page(s) 4 of Document

Assessor's Tax Parcel Number(s): 8027-000-001-0000 (P116701); 8027-000-002-0000 (P116702); 8027-000-003-0000 (P116703); 8027-000-005-0000 (P116705)

**WARRANTY DEED
(ACCESS RIGHTS ONLY)**

State Route 5, Conway Jct. to Jct. P.S.H. No. 1 North of Burlington

The Grantor, THE STARLIGHT GROUP LLC, a Washington limited liability company, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, hereby conveys and warrants to the **State of Washington, Department of Transportation**, all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between State Route 5, Conway Jct. to Jct. P.S.H. No. 1 North of Burlington, and the following described property abutting thereon, situated in Skagit, County, State of Washington, under the imminent threat of the Grantee's exercise of its right of Eminent Domain:

For legal description and additional conditions,
see Exhibit A attached hereto and made a part hereof.

WARRANTY DEED - Access Rights Only

It is expressly intended that these covenants, burdens and restrictions shall run with the described land and shall forever bind the Grantor, its successors and assigns.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Transportation, by the Director of Real Estate Services.

Date: Mar. 3, 2009

THE STARLIGHT GROUP LLC,
a Washington limited liability company

By: [Signature]

Its: Managing Member

By: [Signature]

Its: Member

994
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 10 2009

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

Accepted and Approved

STATE OF WASHINGTON
Department of Transportation

By: [Signature]
Mike Palazzo
Acting Director, Real Estate Services
Date: 4/8/09



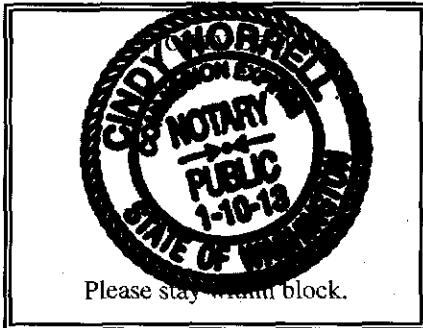
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STATE OF WASHINGTON)
 : ss.
County of Skagit)

On this 3rd day of March, 2009, before me personally appeared Robert A Egerer and Christian L Egerer, to me known to be Member(s)/Manager(s) of THE STARLIGHT GROUP LLC, a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



Cindy Worrell
Notary (print name) CINDY WORRELL
Notary Public in and for the State of Washington,
residing at Mondoc
My Appointment expires 1-10-13



WARRANTY DEED - Access Rights Only

EXHIBIT A

Lots 1, 2, and 5, City of Burlington Binding Site Plan No. BURL-1-99, as recorded May 3, 2000, under Auditor's File No. 200005030015, Records of Skagit County, Washington, being a portion of the northwest quarter of Section 32, Township 35 North, Range 4 East, W.M.

EXCEPT those portions of Lots 1 and 5 conveyed to the City of Burlington by deeds recorded January 31, 2008, as Auditor's File Nos. 200801310198 and 200801310201, respectively.

EXCEPT the Grantor herein reserves for itself, its successors or assigns, the right of reasonable access to the frontage service road N. Burlington Blvd. (Old Highway 99), via one Type "D" commercial road approach located between Highway Engineer's Station (hereinafter referred to as HES) A 0+53 and HES A 0+81 RT.

AND EXCEPT the Grantor herein reserves for itself, its successors or assigns, the right of reasonable access to the frontage service road N. Burlington Blvd., southerly of HES 379+76 L/A of the SR 5 line survey and 865 feet southeasterly therefrom, and the right of reasonable access to the frontage service road N. Burlington Blvd., northerly of HES A 3+83 L/A of the A line survey and 248.71 feet northeasterly therefrom.

The specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval December 28, 1954, revised January 22, 2009.

Grantor's Initials
