

After recording return to:

Felice B. Rose
Schiff Hardin LLP
6600 Sears Tower
Chicago, IL 60606
Records and Return to:
Madison Title Agency, LLC
National Commercial Dept
1125 Ocean Avenue
Lakewood, NJ 08701

MTA 035980
124710-5



200708100190
Skagit County Auditor

8/10/2007 Page 1 of 4 4:23PM

LAND TITLE OF SKAGIT COUNTY

LAND TITLE OF SKAGIT COUNTY (Space Above for Recorder's Use)

STATUTORY WARRANTY DEED

Grantor: FIRST HORIZON GROUP LIMITED PARTNERSHIP, a Delaware limited partnership
Grantee: BFO Factory Shoppes LLC, a Delaware limited liability company
Legal Description: Lots 1 & 3 SP#1-92 AF#9207270058 and Parcels A & B SP#B-1-92 AF#9206110001 and appurtenant easements (complete legal description on pages 3-4 [Exhibit A])
Tax Parcel Numbers: P24042 340407-1-002-0500, P24037 340407-1-002-0013, P24041 340407-1-002-0401, P101766 340407-1-002-0708

THE GRANTOR, *FIRST HORIZON GROUP LIMITED PARTNERSHIP, a Delaware limited partnership*, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Grantee, *BFO FACTORY SHOPPES LLC, a Delaware limited liability company*, the real estate legally described in **Exhibit "A"** attached hereto and by this reference incorporated herein, situated in the County of Skagit, State of Washington.

DATED this 9th day of August, 2007.

FIRST HORIZON GROUP LIMITED PARTNERSHIP

3823
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By: First HGI, Inc., a Delaware corporation
Its: General Partner

AUG 10 2007

Amount Paid \$ 356,139.75
By Skagit Co. Treasurer
By Deputy

By: Robert A. Brvenik
Robert A. Brvenik, Authorized Signatory

STATE OF Maryland)
City of Baltimore) ss.
COUNTY OF Baltimore)

I certify that I know or have satisfactory evidence that Robert A. Brvenik, an authorized signatory of First HGI, Inc., a Delaware corporation, as the General Partner of First Horizon Group Limited Partnership, a Delaware limited partnership, is the person who appeared before me, and said person acknowledged that he signed this instrument on behalf of the Partnership and acknowledged it to be the free and voluntary act of the Partnership for the uses and purposes mentioned in this instrument, and on oath stated that he is authorized to execute this instrument.

DATED: 8/9/07

Gail R. Steptoe

Print Name: _____
NOTARY PUBLIC for the State of _____
residing at _____
My appointment expires: _____

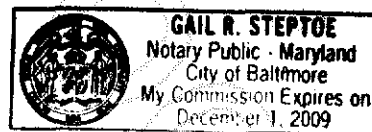


EXHIBIT "A"
PROPERTY DESCRIPTION

PARCEL "A":

Lots 1 and 3, City of Burlington Short Plat No. 1-92 as approved July 18, 1989, and recorded July 27, 1992, in Volume 10 of Short Plats, page 105, under Auditor's File No. 9207270058, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 34 North, Range 4 East, W.M.,

EXCEPT the South 13 feet of Lot 1 thereof.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

Parcel B, City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "C":

Parcel A, City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "D":

An easement for drainage, as acquired by document recorded under Auditor's File No. 8811230046, records of Skagit County, Washington, over and across the following described property:

The West 20 feet of Lot 3, City of Burlington Short Plat No. 37-76 as approved August 2, 1976, and recorded August 5, 1976, in Volume 1 of Short Plats, page 156, under Auditor's File No. 840316, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.



PARCEL "E":

An easement acquired by instruments recorded November 23, 1988, under Auditor's File No. 8811230048, records of Skagit County, Washington, for ingress, egress, and utilities, over, under, and across a 36.00 foot strip of land lying 18.00 feet each side of the following described centerline:

Beginning at the Northeast corner of Section 7, Township 34 North, Range 4 East, W.M.; thence South $01^{\circ}34'38''$ East, along the East line of said Section 7 a distance of 13.73 feet; thence South $86^{\circ}59'04''$ West, 40.01 feet to the true point of beginning; thence continuing South $86^{\circ}59'04''$ West, 56.99 feet to the beginning of a curve to the left having a radius of 170.00 feet; thence Southwesterly along said curve through a central angle of $66^{\circ}32'00''$, an arc distance of 197.41 feet; thence South $20^{\circ}27'04''$ West, 124.00 feet to the beginning of a curve to the right, having a radius of 273.00 feet; thence Southwesterly along said curve through a central angle of $71^{\circ}07'06''$, an arc distance of 338.86 feet; thence North $88^{\circ}25'50''$ West, 150.00 feet to the terminus point of said centerline. (Said easement being appurtenant to Parcels "B" and "C".)

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "F":

An easement for ingress, egress, and utilities over, under, and across that area delineated as "Access and Utility Easement" on the Easterly portion of Parcel "B" of City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington. (Said easement is appurtenant to Parcel "C".)

Situate in the City of Burlington, County of Skagit, State of Washington.

