



STEWART TITLE COMPANY
of Snohomish County, Inc.

FILED FOR RECORD AT REQUEST OF

THIS SPACE PROVIDED FOR RECORDER'S USE

JERRY McINTURFF
SKAGIT COUNTY AUDITOR

'89 SEP 27 P3:18

RECORDED _____ FILED _____
REQUEST OF _____

8909270054

4553
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

WHEN RECORDED RETURN TO

Name Mr. and Mrs. Hilty

SEP 27 1989

Address 1311 Chuckanut Drive

Amount Paid \$ 1,536.00
By Skagit Co. Treasurer Deputy

City, State, Zip Bellingham, WA. 98226

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR SOUTH CHUCKANUT JOINT VENTURE comprised of TOM BUGGIA whose wife is SHEILA BUGGIA, and TRIGON, INC., a Washington Corporation and MIKE MATHEWS, an unmarried man, and DAN CANTRELL, whose wife is ANNE CANTRELL
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys and warrants to DOUGLAS G. HILTY and PAUL RAE SULLIVAN-HILTY, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:
the legal description of the real estate is attached hereto as Exhibit "A" and incorporated herein by this reference

SUBJECT TO: unpaid general 1989 real property taxes, a lien not delinquent;
FURTHER SUBJECT TO: Liability or potential liability for interest, penalty or both for failure to comply with or for removal of the property from its current designation as Forest Land for real property taxation purposes, the liability for which is assumed by Grantee hereon;

FURTHER SUBJECT TO: Covenant to bear equal share of the cost of the construction, maintenance or repair of the improvements named pursuant to instrument recorded 9/14/73 under Auditor's file no. 790797;

Matters and easement disclosed by survey recorded 3-16-88 under Skagit County Auditor's No. 8803160011 in Book 7 of Surveys, Page 172, records of Skagit County, Washington;

Easement including the terms and conditions thereof wherein the Grantee is Puget Sound Power and Light Company as recorded under Auditor's #8803160011, Book 7 of Surveys, Page 172, (continued on Exhibit "B" attached hereto and incorporated herein by this reference)

Dated September 21, 1989

SOUTH CHUCKANUT JOINT VENTURE

TRIGON, INC., A Washington Corporation

BY:

Tom Buggia

Mike Mathews

BY:

Richard Stevers

Dan Cantrell

Sheila Buggia

BY:

James A. Unruh

STATE OF WASHINGTON,

County of WHATCOM

ss.

I hereby certify that I know or have satisfactory evidence that TOM BUGGIA & SHEILA BUGGIA & MIKE MATHEWS & DAN CANTRELL & ANNE CANTRELL is the person who appeared before me, and said person acknowledged that (they) signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

8909270054

Dated: September 21, 1989

William H. Hilt
Notary Public in and for the State of Washington,
residing at Everett

My appointment expires 1-10-91

STATE OF WASHINGTON,

County of WHATCOM

ss.

I certify that I know or have satisfactory evidence that RICHARD STEVERS AND JAMES A. UNRUH & MIKE is the person who appeared before me, and said person acknowledged that (they) signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the President of Secretary to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 21, 1989

William H. Hilt
Notary Public in and for the State of Washington,
residing at Everett

My appointment expires 1-10-91

EXHIBIT "B"

to that certain Statutory Warranty Deed wherein the Grantee is Hilty
to wit:

recorded under Auditor's No. 8805180065;

FURTHER SUBJECT TO: Easement including the terms and conditions thereof wherein the Grantee is Eiichi Yamashita for the right to construct, operate and maintain a water storage reservoir and pipe lines therefrom to the Pacific Highway together with rights of ingress and egress thereto for maintenance purposes affecting a portion of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ and Government Lots 2 and 3 of Section 8, lying East of the right of way of the State Highway Except the right of way of the Great Northern Railway Company as set forth in instrument recorded under Auditor's No. 535182.

FURTHER SUBJECT TO: the Reservation and Easement contained in Deed from Three Rivers Timber Company a Washington Corporation reserving the right to harvest merchantable timber for a period of four years from the date of September __, 1989, on property described as: The Southeast quarter of Section 5, and the North half of the Northeast quarter of Section 8, Township 36 North, Range 3 East, Skagit County, Washington, including the right to build roads on the property for removal of the timber, such roads being accessed by:

That road system now located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the West half of the SW $\frac{1}{4}$ of Section 9, Township 36 North, Range 3 East, W.M., pursuant to a mutual conveyance of easement dated August 10, 1973 between Scott Paper Company and Norman H. Dahlstedt as recorded 9-14-73 under Skagit County Auditor's No. 79079 and

that road system owned by the State Department of Natural Resources in Section 5, Township 36 North, Range 3 East, W.M., Skagit County, Washington. Said deed further states: that Grantee agrees and covenants that it/they will cooperate with and assist the Grantor in completing any and all necessary applications and or obtaining any permits and or authorizations to harvest timber and or construct such roads as above described. Provided however, Grantor shall be responsible to pay all costs involved in said process. Such applications shall include, without limitation, the signing of the necessary Forest Practice Applications with the State of Washington Department of Natural Resources. In addition, the Grantee acknowledges and or represents it will not interfere, either by its use of th real proeprty or otherwise, with the Grantor's logging operations in harvesting the above described timber, which Reservation is hereby approved by Grantee hereon and which approval is a part of the herein stated consideration.

FURTHER SUBJECT TO: that certain Easement as conveyed by instrument recorded under Auditor's No. 790797.

EXHIBIT "A"

Parcel 9 (P-9)

All that portion of Section 8, Township 36 North, Range 3 East of the W.M., Skagit County, Washington, being more particularly described as follows:

Commencing at the Southeast corner of said Section 8; thence North 00°01'47" East, along the East line thereof, for a distance of 2645.79 feet to the East $\frac{1}{4}$ corner of said Section 8; thence North 00°03'16" East, continuing along said East line, for a distance of 2645.36 feet to the Northeast corner of said Section 8; thence North 89°13'20" West, along the North line of said Section 8, for a distance of 1579.35 feet; thence South 45°28'56" West for a distance of 119.40 feet; thence South 44°31'04" East for a distance of 250.00 feet; thence South 45°28'56" West for a distance of 390.19 feet to the true point of beginning; thence continuing South 45°28'56" West for a distance of 621.00 feet; thence South 41°00'00" East for a distance of 1117.98 feet; thence East for a distance of 821.28 feet; thence North 41°00'00" West for a distance of 1694.90 feet to the true point of beginning;

Containing 20.00 acres; and

GRANTOR HEREBY RESERVES a non-exclusive easement for ingress, egress and utilities and for the construction, installation and maintenance thereof over, under and across the northeasterly portion of the above-described Parcel 9, more particularly described as follows:

Beginning at the Northwest corner of said Parcel 9; thence along the Northeasterly line of said Parcel 9, South 41°00'00" East for a distance of 1123.86 feet, to a point on the center line of an existing "Driveway Easement A" as per that certain agreement titled "DECLARATIONS OF COVENANTS, CONDITIONS & RESTRICTIONS AND ROAD MAINTENANCE AGREEMENT", filed for record with the Skagit County Auditors office in Book __, of Deeds, Page __, and also under Reference Number 8909270044; thence along said center line South 50°08'15" West for a distance of 118.22

described in Exhibit "A" and "B" of the
Declarations of Covenants, Condition, Restriction,
Easements and Road Maintenance Agreement recorded
under Auditor's File No. 890927004

SUBJECT further to those Declarations of Covenants,
Conditions, Restrictions, Easements and Road
Maintenance Agreement and together with those
easements as recorded under Skagit county Auditor's
File No. 890927004

The BASIS OF BEARING orientation for the above
description is derived from Washington State Grid
as per Record of Survey map filed with the Skagit
County Auditors Office, reference number 800108007,
1977. Coordinate grid location was held at the 1/4
corner between Sections 8 & 9. Then the line
between the said 1/4 corner and the common section
corner of sections 8, 9, 16 and 17 was rotated
00'00'11" East to conform with an unrecorded
historical survey in section 8 performed by L.S. #
17068, in 1981. This description and the parcel it
describes is depicted on that certain Record of
Survey map prepared by Ayers-Harrison, P.S., in the
summer of 1989, reference by Job Number 89029.