

FIRST AMERICAN TITLE CO  
15450 BOONES FERRY RD  
LAKE OSWEGO, OREGON 97035

FIRST AMERICAN TITLE CO

424862

SPECIAL WARRANTY DEED

R.E. No. SA29-GT5

9507070096

95 JUL -7 P4:18

THIS INDENTURE, made this 5th day of July, A.D., 1995, between JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, a corporation duly organized under the laws of the Commonwealth of Massachusetts and having its principal place of business at 200 Clarendon Street, Boston, 02117, Massachusetts, (Grantor), and G. C. FOREST, INC., (Grantee),

WITNESSETH, That the Grantor, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to it paid by the Grantee, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following land and the standing timber located thereon, (Premises), situated in the County of Skagit, and State of Washington, being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

The Premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to the rights of all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights of way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; and any matters which could be disclosed by an accurate, current survey or inspection of said Premises.

TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns, forever.

And Grantor does hereby warrant and forever defend all and singular the said Premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under it, except as aforesaid, but against none other.

IN WITNESS WHEREOF, on the day and year first-above written the Grantor has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Paul A. Meissner, Jr., a Treasurer of Hancock Natural Resources Group, Inc., its investment manager, duly authorized to act on its behalf by virtue of a resolution of its Board of Directors.

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY  
BY: Hancock Natural Resource Group, Inc.

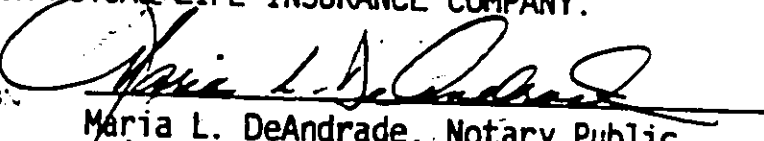
by   
Paul A. Meissner, Jr., Treasurer

COMMONWEALTH OF MASSACHUSETTS )

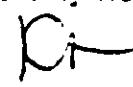
COUNTY OF SUFFOLK )

On this 5th day of July, 1995, before me, the undersigned, a Notary Public in and for said Commonwealth, residing therein, duly commissioned and sworn, personally appeared Paul A. Meissner, Jr., to me personally known, who by me duly sworn, did say that he is a Treasurer of Hancock Natural Resource Group, Inc., the duly authorized investment manager of JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, that the seal affixed to the foregoing instrument is the corporate seal of said JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY; and that said instrument was signed and sealed on behalf of said JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY by said Hancock Natural Resource Group, Inc., by authority of the Board of Directors of and as the free act and deed of said JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY.

8884  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

  
Maria L. DeAndrade, Notary Public  
My Commission expires: October 4, 1996

MLD0070.DOC  
9507070096 JUL -7 1995

Amount Paid \$ 39,505.00  
By:  Deputy

BK1454FG0575

EXHIBIT A

LEGAL DESCRIPTION

Parcel 15U

The North 1/2 of Section 29, Township 33 North, Range 6 East of W.M.

Parcel 15V

Government Lots 1 and 2; the East 1/2 of the Northwest 1/4; the North 1/2 of the Northeast 1/4; and the North 1/2 of the Southeast 1/4, Section 30, Township 33 North, Range 6 East of W.M.

EXCEPT from said Parcels 15U and 15V all timber and timber cutting rights as setforth and/or referred to in that certain "Timber Deed" dated January 21, 1994 and recorded January 25, 1994 under Auditor's File No. 9401250054 records of Skagit County, Washington.

Parcel 27D-1

Lots 29 to 35, inclusive, Block 3, "LAKE CAVANAUGH SUBDIVISION NO. 3", according to the recorded Plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 6 of Plats, pages 25 to 31, inclusive.

Parcel 15T

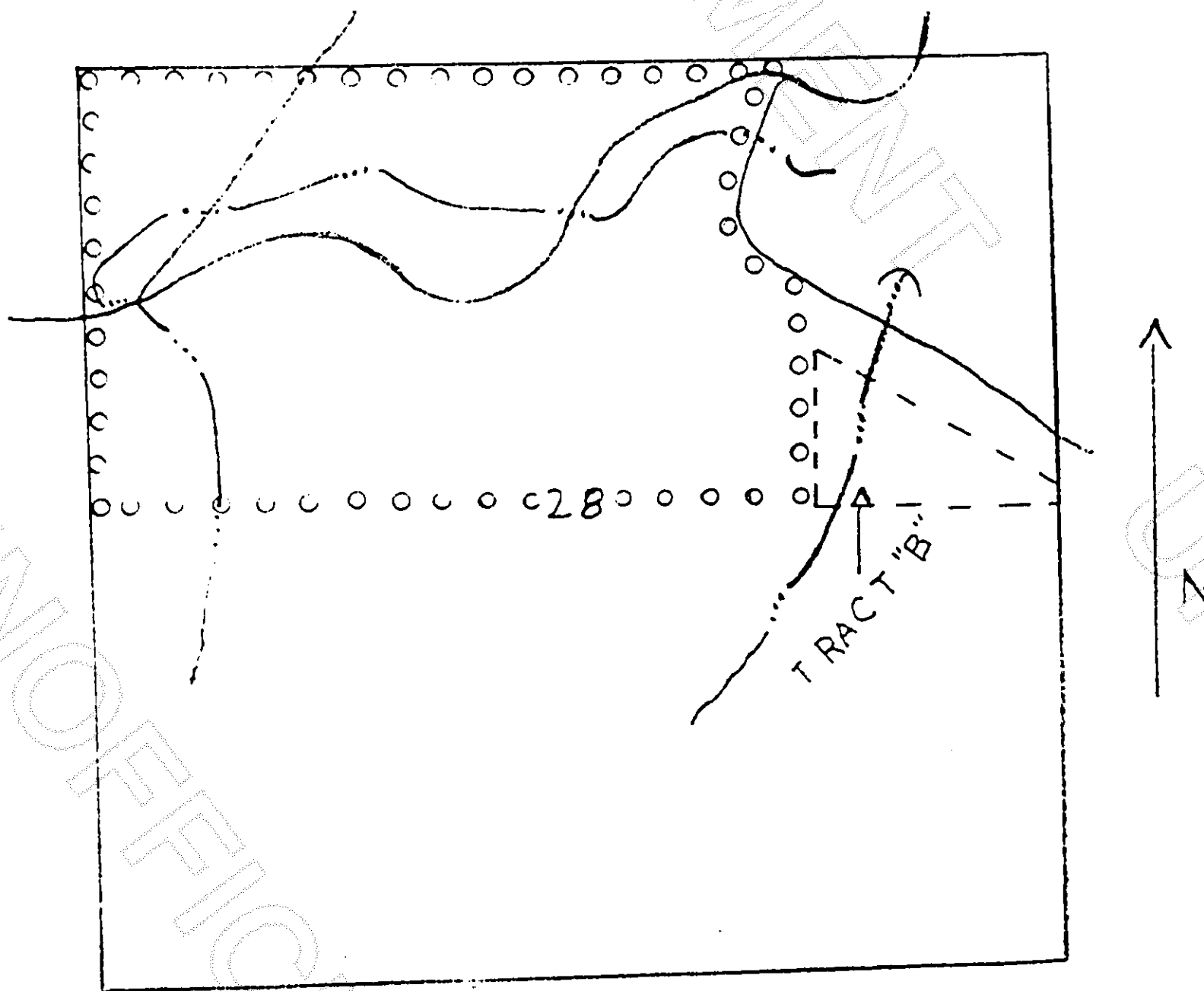
The Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4, Section 28, Township 33 North, Range 6 East of W.M.

Grantor hereby reserves unto itself, its successors and assigns, a perpetual, nonexclusive easement 60 feet in width to, at Grantor's sole expense, locate, survey, construct and utilize any existing road or roads on over and across portions of the NW 1/4 and the W 1/2 NE 1/4 of Section 28, T 33 N, R 6 E, W.M., County of Skagit, State of Washington, as more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof, as reasonably necessary to afford pedestrian and vehicular access to the NW 1/4 of Section 27, T 33 N, R 6 E, W.M. and to Tract B in Section 28, T 33 N, R 6 E, W.M. for the purpose of forestland management and natural resources management. The exact location of any new road(s) shall be subject to mutual acceptance by Grantor and Grantee of the exact location. If such mutual agreement is not forthcoming within 30 days after negotiations commence, the matter shall be submitted to binding arbitration, the costs thereof to be shared jointly by Grantor and Grantee. All merchantable timber within the easement(s) areas shall remain the property of the Grantee and any merchantable timber required to be cut in order to build the road(s), shall, at Grantor's expense, be cut and decked at the side of the easement area(s) for removal by the Grantee. Any use of such road(s) constructed by Grantor, other than of an incidental nature, by Grantee shall obligate Grantee to share the maintenance costs thereof based on proportionate use.

BEING a portion of the Premises conveyed to Grantor by Deed dated December 19, 1990, recorded in the Office of the Auditor for the County of Skagit, State of Washington, in Vol. 952, Page 362, under Auditor's File No. 9101150014.

EXHIBIT "B"

EASEMENT RESERVED BY  
JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY OVER LAND  
SOLD TO G. C. FOREST, INC.  
SECTION 28, T33N, R06E, W. M. SKAGIT COUNTY



LEGEND: 1" = 1,000'

EASEMENT INCLUDES ALL EXISTING ROADS AND ROADS TO BE CONSTRUCTED  
BOUNDARY OF BURDENED AREA ○ ○ ○ ○

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BK 1454 PG 0577