



200205300174

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Michael Hollern
511 NW Drake Road
Bend, OR 97701

SPECIAL WARRANTY DEED

(State of Washington)

FIRST AMERICAN TITLE CO.

66480-1

Grantor: Port Blakely Tree Farms (Limited Partnership)

Grantee(s): MPH I LLC, an Oregon Limited Liability Company, as to an undivided 22.85% interest, SHH I LLC, an Oregon Limited Liability Company, as to an undivided 22.85% interest, and BMH I LLC, an Oregon Limited Liability Company, as to an undivided 54.3% interest.

Abbreviated

Legal Description: Section 8, Township 35, Range 6; Portion NW 1/4

Additional legal description is on Exhibit A of document

Assessor's Property Tax Parcel Account Number(s): 350608-2-004-0007

350608-2-002-0009; 350608-2-001-0000

P40858

P40856


P40855

Reference Numbers of Documents Assigned or Released (if applicable):

#2341

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 30 2002

Amount Paid \$18,360.00
Skagit Co. Treasurer
By  Deputy

SPECIAL WARRANTY DEED

The Grantor, Port Blakely Tree Farms (Limited Partnership), a Washington limited partnership, for good and valuable consideration of I.R.C. Section 1031 Tax-Deferred Exchange of Like-Kind Real Property, grants, bargains, sells, conveys, and confirms to MPH I LLC, an Oregon Limited Liability Company, as to an undivided 22.85% interest, SHH I LLC, an Oregon Limited Liability Company, as to an undivided 22.85% interest, and BMH I LLC, an Oregon Limited Liability Company, as to an undivided 54.3% interest, the following described real estate, situated in the County of Skagit, State of Washington:

The real property described on Exhibit A attached hereto and incorporated herein by this reference,

SUBJECT TO the exceptions, encumbrances and matters described on Exhibit B attached hereto and incorporated herein by this reference.

The Grantor for itself and its successors-in-interest does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that Grantor will forever warrant and defend the said described real estate against all persons whomsoever claiming or to claim by, through, or under said Grantor and not otherwise.

DATED as of 5/28/, 2002

GRANTOR:

PORT BLAKELY TREE FARMS
(LIMITED PARTNERSHIP),
a Washington limited partnership

By: 

Name Timothy P. Leibold

Title CFO., V.P. & Treasurer

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STATE OF WASHINGTON

SS.

COUNTY OF KING

I certify that I know or have satisfactory evidence that TIMOTHY P. LEYBOLD is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the CFO, VP & Treasurer of Port Blakely Tree Farms (Limited Partnership), a Washington limited partnership, to be the free and voluntary act of such limited partnership for the uses and purposes mentioned in the instrument.

Dated this 28th day of May, 2002.



Sharon K. Ray

(Signature of Notary)

SHARON K. RAY

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington, residing at ARLINGTON, WA

My appointment expires 8/29/04



**EXHIBIT A
LEGAL DESCRIPTION**

Parcel A:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; all in Section 8, Township 35 North, Range 6 East, W.M., in Skagit County, Washington;

EXCEPT the West 15 feet of the South 30 feet of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; conveyed to Skagit County for road purposes by deed dated September 20, 1944 and recorded October 10, 1944, under Auditor's File No. 375068, in Skagit County, Washington.

Parcel B:

The East 30 feet of the South 50 feet of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; Section 8, township 35 North, Range 6 East, W.M., EXCEPT the South 30 feet thereof conveyed to Skagit County for road purposes by deed dated September 20, 1944, under Auditor's File No. 375068, in Skagit County, Washington

**EXHIBIT B
EXCEPTIONS**

SAID LANDS HAVE BEEN RECLASSIFIED FOR TAX PURPOSES, NOTICE OF WHICH IS GIVEN BY INSTRUMENT AS HEREIN SET FORTH. THEY WILL BE SUBJECT TO FURTHER TAXATION AND INTEREST THEREUPON AS PROVIDED BY CHAPTER 84.34 and 84 RCW UPON WITHDRAWAL FROM SUCH CLASSIFICATION OR CHANGE IN USE.

Reclassified As: Forest Land
Recorded: March 24, 1982
Auditor's No: 8203240012

RESERVATIONS CONTAINED IN DEED

Executed by: Stella E. Magladry, formerly Stella M. Easterbrook
Dated: September 13, 1898
Auditor's No: 28986
As Follows: "The first party excepting and preserving the right and privilege of entering upon..."

RESERVATIONS CONTAINED IN DEED

Executed by: Stella Magladry and John Magladry, her husband
Dated: September 8, 1899
Auditor's No: 31547
As Follows: See instrument

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Port Blakely Tree Farms
Recorded: July 22, 1997
Auditor's No: 9707220038

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

