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Skagit County Auditor

5/2/2003 Page

1 of

4 9:08AM

**Return Address:**

Everett White  
Mt. Baker-Snoqualmie NF  
21905 64<sup>th</sup> Avenue W.  
Mountlake Terrace, WA 98043

**Document Title:**

Warranty Deed

FIRST AMERICAN TITLE CO.

67088E

**Reference Number of Documents assigned or released:**  
(on page of document)

**Grantor(s) (Last name first, first name and initials):**

Skagit Land Trust

**Grantee(s) (Last name first, first name and initials):**

United States of America

**Legal Description (abbreviated i.e. lot, section, township or range):**

Section 21, T. 35 N., R. 5 E., Portion S $\frac{1}{2}$   
Section 28, T. 35 N., R. 5 E., Portion W $\frac{1}{2}$  and W $\frac{1}{2}$ NE $\frac{1}{4}$   
Section 29, T. 35 N., R. 5 E., Portion SE $\frac{1}{4}$  and S $\frac{1}{2}$ NE $\frac{1}{4}$   
Section 27, T. 35 N., R. 5 E., Portion S $\frac{1}{2}$   
Portion Lot 42 "Peavey's Acreage Tract No. 1"

**Assessor's Property Tax Parcel Number:** P40062, P40063, P40071, P40072, P40089,  
P40312, P67927, P40314, P40324, P40325, P40327, P40317, P40318, P40349, P40332,  
P40333, P40334, P40270, P40273, and P67927

WARRANTY DEED

**SKAGIT LAND TRUST**, a Washington non-profit corporation, Grantor, for and in consideration of Nine Hundred and Sixty Thousand and no/100 Dollars (\$960,000.00) paid by Grantee pursuant to the Wild and Scenic Rivers Act of October 2, 1968 (82 Stat. 906-908, as amended), the receipt of which is hereby acknowledged, does hereby convey and warrant unto the **UNITED STATES OF AMERICA**, Grantee, and its assigns, all of the following described real property in the County of Skagit, State of Washington:

Willamette Meridian

T. 35 N., R. 5 E.;

Section 21, Government Lots 5, 6, 8 and 9, the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , and that portion of Lot 42, "Peavey's Acreage Tract No. 1", as per plat recorded in Volume 3 of Plats, Page 37, records of Skagit County, Washington, described as follows:

Beginning at the point where the West line of Lot 42, of "Peavey's Acreage Tract No. 1" intersects the South boundary line of Public Road known as the Hoehn Road, and formerly known as the James Young and Sterling Road; thence Northeasterly along the South boundary line of said road, a distance of 250 feet; thence in a Southeasterly direction winding along and down the bank of the Skiyou Slough to the center of said Slough; thence Easterly, 20 feet; thence Northwesterly parallel and 20 feet distance from the said Southeasterly line extending from the Public Road to the center of said Skiyou Slough to the South boundary line of the said James Young and Sterling Road; thence Westerly along the South boundary line of said road to the place of beginning, all being situated in Government Lot 3, Section 21; EXCEPT that portion thereof lying within Skiyou Slough.

Section 27, Lot 2, Short Plat No. 10-90, approved March 16, 1990, recorded March 23, 1990, in Book 9 of Short Plats, Pages 214 and 215, under Auditor's File No. 9003230007, and being a portion of Government Lots 11 and 12, and the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 27;

(Note: Parcels A, B, C and D, as described on page 2 of said Short Plat are the parent parcel for Lots 1 and 2, shown on page 1 of said Short Plat.)

EXCEPT any portion thereof lying within the former bed and shores of the Skagit River;



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TOGETHER WITH an easement for ingress, egress and utilities of the Easterly 40 feet of Lot 1, of said Short Plat No. 10-90, and also over a strip of land 20 feet in width, being 10 feet on either side of the centerline of that certain easement recorded under Auditor's File No. 8311160052, and shown on the face of said Short Plat; EXCEPTING any portion thereof lying in the Easterly 40 feet of said Lot 1.

Section 28, Government Lots 3, 5, 6, 7, 10, 11 and 12, the West ½ of the Northeast ¼, and the Northeast ¼ of the Northwest ¼;

Section 29, Government Lots 3, 4 and 5, and the South ½ of the Northeast ¼.

The area described contains 595.74 acres, more or less.

SUBJECT TO:

1. Easement for a transmission line, in favor of the United States of America, dated March 26, 1973, recorded April 16, 1973, under Auditor's File No. 783565.
2. Easement for drainage ditch, dike and related purposes, in favor of Skagit County, dated February 13, 1973, recorded February 21, 1973, under Auditor's File No. 780937.
3. Regulatory Notice/Agreement that may include covenants, conditions and restrictions affecting the subject property executed by Skagit County, recorded November 15, 1989, under Auditor's File No. 8911150009.
4. Easement for road and utilities, in favor of Lantanna Corporation, et al, dated November 14, 1983, recorded November 16, 1983, under Auditor's File No. 8311160052.
5. Easements for flood control and drainage, in favor of Skagit County, dated July 29, 1976 and August 12, 1976, recorded September 2, 1976, under Auditor's File Nos. 841979 and 841980.
6. Easements to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way, in favor of Puget Sound Power and Light Company, dated August 5, 1988 and October 12, 1998, recorded August 17, 1988 and October 18, 1988, under Auditor's File Nos. 8808170061 and 8810180039.



The acquiring agency is the Forest Service, U.S. Department of Agriculture.

Dated this 23<sup>rd</sup> day of April, 2003.

SKAGIT LAND TRUST

John S. Milnor  
BY: John Milnor  
Its: Board President

ATTEST:

Marlene V. Moore

By: Marlene V. Moore  
Its: Secretary

#2089  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 02 2003

Amount Paid \$ 14,688<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

ACKNOWLEDGMENT

STATE OF Washington )  
County of Skagit ) ss.

On this 23<sup>rd</sup> day of April, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared John Milnor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual who executed the within instrument as Board President, on behalf of Skagit Land Trust, the corporation therein named, and acknowledged to me that the corporation executed said instrument as its free and voluntary act and deed for the purposes therein mentioned, and on oath stated that she was authorized to so execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.



[Signature]  
signature

Name (Printed): EE BROWN JR.  
Notary Public for the State of WASHINGTON  
Residing at SEDRO WOOLLEY, WA  
My commission expires 4-3-2005

Certified correct as to consideration, description, conditions and form.

Everett White  
Everett White, Realty Officer, USDA Forest Service

