

AFTER RECORDING MAIL TO:
Ms. Susan E. Witcraft, Manager
P.O. Box 295
Hamel, MN 55340



200407300232
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112791-SE

LAND TITLE OF SKAGIT COUNTY

Bargain and Sale Deed

Grantor(s): Skagit State Bank
Grantee(s): Fox Creek Timber, L.L.C. NE $\frac{1}{4}$ of
Abbreviated Legal: ptn SE $\frac{1}{4}$ of SE $\frac{1}{4}$, 13-35-6 E W.M. & ptn NE $\frac{1}{4}$, 24-35-6 E W.M.

THE GRANTOR(S) SKAGIT STATE BANK, a Washington Corporation

for and in consideration of **FIVE HUNDRED FIFTY THOUSAND AND NO/100 Dollars \$ 550,000.00**,
in hand paid, bargains, sells, and conveys to **FOX CREEK TIMBER, L.L.C., a Washington limited liability company**

the following described estate, situated in the County of Skagit, state of Washington:

Tracts 5 and 6 of that certain Survey recorded May 7, 1990 in Volume 9 of Surveys, page 185, under Auditor's File No. 9005070053, being a portion of Government Lot 7, Section 24, Township 35 North, Range 6 East, W.M., records of Skagit County, Washington, and a portion of Government Lot 5, Section 13, of said Township and Range.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that certain 60 foot wide easement for said purposes as delineated on the face of said survey.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Assessor's Property Tax Parcel/Account Number : P41889, 350624-0-005-0000, P100079, 350624-0-005-0100, P102464, 350624-0-005-0200, P100083, 350613-4-007-0300, P100084, 350613-4-007-0200

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: July 22, 2004

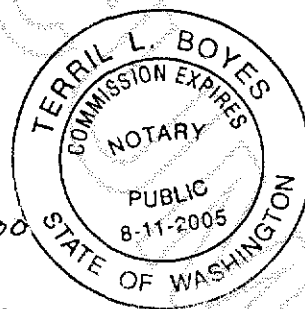
Skagit State Bank

By: Gary Medcalf, Vice President

4009
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 30 2004

Amount Paid \$9790.00
Skagit County Treasurer
By: mags: Deputy



STATE OF Washington
County of Skagit

I certify that I know or have satisfactory evidence Gary Medcalf

is _____ the person who appeared before
me, and said person acknowledged that he _____ signed this instrument, on oath stated He is
authorized to execute the instrument and is Vice President
of Skagit State Bank
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:

July 27, 2004

Terril L. Boyes
Terril L. Boyes

Notary Public in and for the State of Washington

Residing at Monroe

My appointment expires: 8-11-05

Schedule "B-1"

112791-SE

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington, Department of Game
Purpose: For the purpose of fisheries management, a rearing pond complete with an outlet control structure to regulate the water level and the movement of fish therefrom
Dated: November 30, 1955
Recorded: October 2, 1956
Auditor's No.: 542299

B. EASEMENT, 60 FEET IN WIDTH, AS SHOWN ON THE FACE OF SURVEY:

Recorded: May 7, 1990
Auditor's No.: 9005070053
For: Access and utilities
Affects: Said premises and other property

- C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

- D. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shore lands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state.
(Affects all of the premises subject to such submergence.)

- E. Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Skagit River, if it is navigable.

- F. Terms and conditions of Skagit County Conditional Agreement Alternative Sewage System Installations recorded November 15, 1993, under Auditor's File No. 9301150003.

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: Being located as constructed or to be constructed on the above described property, more particularly described as follows: That certain 60 foot wide non-exclusive access and utility easement as delineated on the face of the above described survey.
Recorded: April 28, 1993
Auditor's No.: 9304280084



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EXHIBIT "A"

LEGAL DESCRIPTION

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