

AFTER RECORDING MAIL TO:
Frank Harkness Trucking & Logging, LLC
P.O. Box 171
Acme, WA 98220



200409240128
Skagit County Auditor

9/24/2004 Page 1 of 2 3:24PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113615-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Fox Creek Timber, L.L.C.
Grantee(s): Frank Harkness Trucking & Logging, LLC
Abbreviated Legal: ptn SE 1/4 of SE 1/4, 13-35-6 E W.M. & ptn NE 1/4 of NE 1/4, 24-35-6 E W.M.
Assessor's Tax Parcel Number(s): 350624-0-005-0000, P41889, 350624-0-005-0100, P100079, 350624-0-005-0200, P102464, 350613-4-007-0300, P100083

THE GRANTOR FOX CREEK TIMBER, L.L.C., a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to FRANK HARKNESS TRUCKING AND LOGGING, LLC, a Washington limited liability company the following described real 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 premises 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.

Dated September 16, 2004

Fox Creek Timber, L.L.C.

By: Susan Witcraft, Member

5154
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 24 2004

Amount Paid \$ 9,345.00
By Skagit Co. Treasurer Deputy

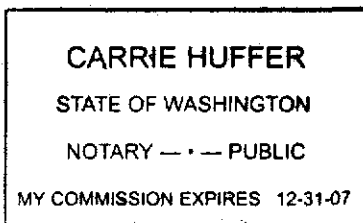
STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Susan Witcraft

is the person who appeared before
me, and said person acknowledged that she signed this instrument, on oath stated She is
authorized to execute the instrument and is Member
of Fox Creek Timber, L.L.C.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Sept. 22, 2004



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

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

SW



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Skagit County Auditor