

AFTER RECORDING MAIL TO:
Mr. Thomas Hsueh, Managing Partner
1004 Commerical Ave. #249
Anacortes, WA 98221



200410190008
Skagit County Auditor

10/19/2004 Page 1 of 8 8:50AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108431-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Estate of Ida S. Knudson, Robert Patrick Farrell, John Andrew Vincent Farrell, Marilyn Knudson, George Elmer McKenna, Jr., Pugit Knudson, Estate of Ida McKenna and Michael Donn Farrell Irrevocable Trust, Nancy Andrich & Betty Knudson

Grantee(s): Triton America LLC

Abbreviated Legal: A=ptn GL's 2 & 11 of Section 12-34-2 E W.M.

B=2nd Class Tidelands adj to GL's 1 & 2, & ptn GL's 3, 8 & 9, 12-34-2 E W.M.

C=ptn SE ¼ NW ¼, GL's 1-3 of Sec. 12 & GL 3 of Sec. 13-34-2 E W.M.

D=ptn GL's 8 & 9, 12-34-2 E W.M.

E=ptn GL's 11 & 18 of 11-34-2 E W.M.

Assessor's Tax Parcel Number(s): 340211-0-015-0008, P20280, 340212-0-005-0009, P20294, 340212-0-006-0008, P20295, 340212-0-011-0001, P20300

THE GRANTOR

ED KNUDSON, as Personal Representative of the Estate of Ida S. Knudson, deceased, under Skagit County Probate Cause No. 13300, as to an undivided 55% interest;
ROBERT P. FARRELL and JERRY McCLUNG, as Trustees of the Michael Donn Farrell Irrevocable Trust of 1998, dated May 5, 1999, and amended April 21, 2003, ROBERT PATRICK FARRELL and JOHN ANDREW VINCENT FARRELL, share and share alike, as to an undivided 1/7th of 45% interest;
MARILYN KNUDSON, individually and as Trustee of the Chris Knudson Disclaimer Trust, u/w/d November 20, 1997, as to an undivided 1/7th of 45% interest;
GEORGE ELMER MCKENNA, JR., as to an undivided 1/7th of 45% interest;
PUGIT KNUDSON, who also appears in the record of title as PUGET KNUDSON, as to an undivided 1/7th of 45% interest;
G. ELMER MCKENNA, as Personal Representative of the Estate of Ida McKenna, deceased, as to an undivided 1/7th of 45% interest; and NANCY ANDRICH, as to an undivided 1/7th of*
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TRITON AMERICA LLC, a limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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

ALSO SUBJECT TO:

Unrecorded lease with the Padilla Bay Farms (Gun Club).

Dated September 23, 2004

*45% interest; BETTY KNUDSON, individually as her separate property, and as Trustee under Living Trust dated December 19, 1989, as to an undivided 1/7th of 45% interest.

Estate of Ida S. Knudson

Ed Knudson P.R.

By: Ed Knudson, Personal Representative

Robert P. Farrell

Robert Patrick Farrell

George Elmer McKenna Jr.

George Elmer McKenna, Jr.
Michael Donn Farrell Irrevocable Trust of 1998

Robert P. Farrell

By: Robert P. Farrell, Trustee

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John Andrew Vincent Farrell
John Andrew Vincent Farrell
Estate of Ida McKenna

G. Elmer McKenna
By: G. Elmer McKenna, Personal Representative
Chris Knudson Disclaimer Trust
u/w/d November 20, 1997

Marilyn Knudson
By: Marilyn Knudson, Trustee

Marilyn Knudson
Marilyn Knudson

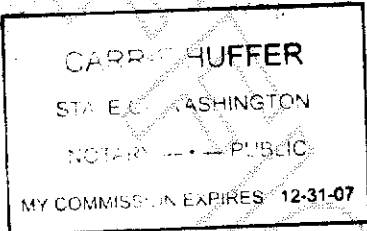
Pugit Knudson
Pugit Knudson

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Marilyn Knudson
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 Trustee
of Chris Knudson Disclaimer Trust, u/w/d 10/20/1997
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 12, 2004

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

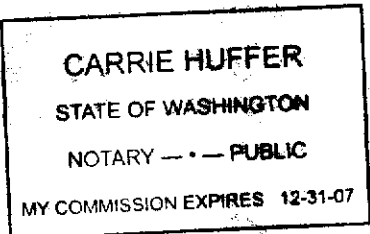


STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Betty Knudson
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 Trustee
of Living Trust dated 12/19/1989
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 14, 2004

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



Nancy Andrich

Betty Knudson

Betty Knudson, Trustee under Living Trust
dated December 19, 1989

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

56054

OCT 19 2004

Amount Paid \$ 24,920.00
By Skagit Co. Treasurer
By Deputy



200410190008
Skagit County Auditor

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Patrick Farrell, John Andrew Vincent Farrell, Marilyn Knudson, George Elmer McKenna, Jr., Pugit Knudson, Nancy Andrich & Betty Knudson the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/15/04

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY -- -- PUBLIC
MY COMMISSION EXPIRES 12-31-07

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

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Ed Knudson is Ed Knudson 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 Personal Representative Estate of Ida S. Knudson, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 28, 2004

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY -- -- PUBLIC
MY COMMISSION EXPIRES 12-31-07

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

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence G. Elmer McKenna is G. Elmer McKenna 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 Personal Representative of Estate of Ida McKenna to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Oct. 13, 2004

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY -- -- PUBLIC
MY COMMISSION EXPIRES 12-31-07

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

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Robert P. Farrell is Robert P. Farrell 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 Trustee of Michael Donn Farrell Irrevocable Trust of 1998 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Oct. 12, 2004

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY -- -- PUBLIC
MY COMMISSION EXPIRES 12-31-07

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



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Skagit County Auditor

EXHIBIT A

Schedule "A-1"

DESCRIPTION:

PARCEL "A":

That portion of Government Lots 2 and 11 of Section 11, and Government Lot 1 of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point 1,225 feet North and 5,290 feet West from the intersection of the North and South section line between Sections 12 and 7 of Township 34 North, Ranges 2 and 3 East, W.M., and the North line of the right of way of the Seattle & Northern Railroad (said point being the intersection of the centerline of Railroad Slough, so known and called, with the South line of the County road leading from Anacortes to Whitney Station, as it existed May 23, 1893);

thence South 15°44' East 450 feet;

thence South 32°17' East 50 feet;

thence South 62°30' East 153 feet;

thence South 23°45' East 213 feet;

thence North 80°42' East 108 feet;

thence South 58°55' East 278 feet;

thence South 20°48' East 108 feet;

thence South 12° West 310 feet to the intersection of said centerline of said railroad slough with the line of mean high tide of Swinomish Slough;

thence following the line of mean high tide of said Swinomish Slough, as follows: South 60°25' West 1,131 feet;

thence North 47°42' West 720 feet;

thence North 1°22' West 553 feet;

thence North 86°48' East 295 feet to the centerline of the West fork of Bridge Slough, so called;

thence on said centerline of the West fork of Bridge Slough North 14°08' East 469 feet to its intersection with the centerline of said Bridge Slough, so called;

thence on said centerline of Bridge Slough North 16°14' West 364 feet;

thence North 30°33' West 190 feet to the intersection of said centerline of said Bridge Slough with the South line of said County road;

thence on the South line of said County road South 76° East 700 feet to the point of beginning, said above described tract of land being shown as Lots "H", "J" and "K" on the map entitled, "PLAT OF A PORTION OF THE R. E. WHITNEY ESTATE", and filed for record and recorded on page 461 of Volume 26 of Deeds, in the Auditor's Office of Skagit County, Washington, as a part of the Deed from W. E. Schricker, administrator to Peter Fegenvetter, recorded in Volume 26 of Deeds, page 451, records of Skagit County, Washington,

EXCEPTING Lot "H" from the above description conveyed on November 8, 1905, by Thomas H. Tait and wife, to George Lemon by deed recorded in Volume 60 of Deeds, page 502, records of said County, AND EXCEPTING that portion thereof condemned for State Highway No. 1 in Skagit County Superior Court Cause Nos. 31913 and 26128.

Situate in the County of Skagit, State of Washington.



Schedule "A-1" continued:

DESCRIPTION CONTINUED:

PARCEL "B":

All tidelands, if any, of the second class, situate in front of, adjacent to or abutting upon Government Lots 1 and 2 and the North $\frac{1}{2}$ in width of Government Lot 3, Government Lot 8 and the North $\frac{1}{2}$ in width of Government Lot 9, Section 12, Township 34 North, Range 2 East, W.M.; the East 8 chains of Government Lot 2 and the East 10 chains of Government Lot 11, Section 11, Township 34 North, Range 2 East, W.M., EXCEPT that portion thereof, if any, lying within the boundaries of the Swinomish Indian Reservation, AND EXCEPT that portion thereof condemned for State Highway No. 1 in Skagit County Superior Court Cause Nos. 31913 and 26128, AND ALSO EXCEPT mineral rights as reserved by the State of Washington, by deed recorded December 4, 1924, under Auditor's File No. 179252, in Volume 134 of Deeds, page 254, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Government Lots 1, 2 and 3 of Section 12, and of Government Lot 3 of Section 13, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point 3,510 feet West and 704 feet North from the intersection of the North and South section line between Sections 12 and 7, Township 34 North, Ranges 2 and 3 East, W.M., with the North line of the right of way of the Seattle & Northern Railroad

(said point being the intersection of the centerline of Middle Slough, so known and called, with the South line of the County road, situated, lying and being contiguous to and parallel with the said right of way of said Seattle & Northern Railroad);

thence in a Northwesterly course following the said South line of said County road, 1,860 feet to its intersection with the centerline of Railroad Slough, so known and called;

thence following said centerline of said Railroad Slough, as follows: South 15°44' East 450 feet;

thence South 32°17' East 50 feet;

thence South 62°30' East 158 feet;

thence South 23°45' East 213 feet;

thence North 80°42' East 108 feet;

thence South 58°55' East 278 feet;

thence South 20°48' East 108 feet;

thence South 12° West 310 feet to the intersection of said centerline of said Railroad Slough with the line of mean high tide of the original Swinomish Slough;

thence following said line of mean high tide of said Swinomish Slough, as follows: South 48°20' East 419 feet;

thence South 19°03' East 416 feet;

thence South 33°18' West 884 feet;

thence South 49° East 770 feet;

thence South 12°22' East 460 feet;

thence South 18°04' West 886 feet;

thence South 27°09' East 470 feet;

thence North 80°04' East 730 feet;

thence South 66°35' East 492 feet;

thence North 59°23' East 539 feet;

thence North 35°17' West 824 feet;



Schedule "A-1" continued:

PARCEL "C" (continued):

thence North 62°04' East 87 feet to the intersection of said line of mean high tide of said Swinomish Slough with the centerline of said Middle Slough;
thence following said centerline of said Middle Slough, as follows: North 16°47' West 657 feet;
thence North 16°08' West 470 feet;
thence North 27°59' West 200 feet;
thence North 62°10' West 442 feet;
thence North 25° West 140 feet;
thence North 22° East 360 feet;
thence North 1°14' East 210 feet;
thence North 21°30' East 610 feet;
thence North 23° West 454 feet;
thence North 4°48' West 336 feet to the point of beginning,

EXCEPT that portion thereof condemned for State Highway No. 1 in Skagit County Superior Court Cause Nos. 31913 and 26128.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of Government Lots 8 and 9 of Section 12, Township 34 North, Range 2 East, W.M., lying Easterly of the Swinomish Slough as now located.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

That portion of Government Lots 11 and 18 of Section 11, Township 34 North, Range 2 East, W.M., lying Easterly of Swinomish Slough, as now located, EXCEPT that portion, if any, of said Government Lot 11, lying within the boundaries of Lot "J" on the map entitled, "PLAT OF A PORTION OF THE R. B. WHITNEY ESTATE", recorded in Volume 26 of Deeds, page 461, records of Skagit County, Washington.

EXCEPTING from Parcels A & C above, that portion condemned by the City of Anacortes by Judgment and Decree entered November 12, 2002 in Skagit County Cause No. 00-2-01183-3.

TOGETHER WITH rights of access and surface rights for agriculture and open space activity as contained in Section 4.4 and 4.5 of that certain Judgment and Decree entered November 12, 2002 in Skagit County Cause No. 00-2-01183-3.

Situate in the County of Skagit, State of Washington.



EXCEPTIONS:

A. Any questions that may arise due to shifting or changing in course of Swinomish Channel or Slough, the West Branch of the Swinomish Slough, Railroad Slough, Bridge Slough, the West Fork of Bridge Slough, Middle Slough, big Slough and any other unnamed sloughs that may abut upon the subject property and form boundaries therefore.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Gas pipe line
In Favor Of: Cascade Natural Gas Corporation
Recorded: March 22, 1957
Auditor's No.: 548988
Affects: A 50 foot wide strip of land, the centerline being as delineated on survey attached to said document.

(Affects Parcel "A" and other lands)

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pipe line
In Favor Of: Olympic Pipe Line Company, a corporation
Recorded: May 18, 1966
Auditor's No.: 682878
Affects: Parcels "A" and "C", exact location not disclosed on the record

D. CONDEMNATION BY THE STATE OF WASHINGTON OF RIGHT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DECREE:

Entered: January 11, 1972
Cause No.: Skagit County No. 31913
(Affects Parcels "A" and "C")

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Oil pipe line
In Favor Of: Transmountain Oil Pipe Line corporation
Recorded: February 1, 1955
Auditor's No.: 512591
Affects: Parcels "A" and "C", exact location undisclosed on the record

Terms and conditions of the Right of Way Easement recorded July 11, 1990, under Auditor's File No. 9007110049, wherein the above easement is referred to.



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EXCEPTIONS CONTINUED:

F. RESERVATION OF MINERALS, ETC., AS PROVIDED BY SECTION 7797-56 of REMINGTON'S REVISED STATUTES, AS CONTAINED IN DEED:

From: The State of Washington
 To: Elsie A. Tait
 Dated: November 24, 1924
 Recorded: December 4, 1924
 Volume/page: Volume 134 of Deeds, page 254
 (Affects Parcel "B")

G. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Swinomish Slough, Railroad Slough, Middle Slough, Bridge Slough, West fork of the Bridge Slough, Middle Fork of Railroad Slough, West Branch of the Swinomish Slough, Big Slough and any other unnamed slough which may abut upon the subject property.

H. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.


I. Paramount rights and easements in favor of the United States to regulate commerce, navigation, fishing and the production of power.

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, its successors and assigns
 Purpose: To survey, clear, excavate, lay, construct, maintain, inspect, operate, protect, repair, replace, alter, change the size of or remove a pipeline not to exceed 24 feet and appurtenances thereto for the transportation of oil, gas and the products thereof
 Dated: February 26, 1992
 Recorded: March 10, 1992
 Auditor's No.: 9203100003
 (Affects Parcels "A" and "B")

K. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Cause No. 00-2-01183-3
 Purpose: Temporary Construction Easement
 Area Affected: 30 foot strip adjacent to area condemned therein


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