

After recording return to:

CP Liquidating Trust
Michael W. Carmel, Liquidating Trustee
80 E. Columbus Ave.
Phoenix, AZ 85012



200501050106

Skagit County Auditor

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4 12:30PM

CHICAGO TITLE IC33636 ✓ **BARGAIN AND SALE DEED**

GRANTOR:

Crown Pacific Limited Partnership, a Delaware limited partnership, Debtor-in-Possession under Jointly Administered Case No. 03-11258-PHX-RJH in the United States Bankruptcy Court for the District of Arizona filed on June 29, 2003 under Chapter 11 of Title 11 of the United States Code

GRANTEE:

CP Liquidating Trust

LEGAL DESCRIPTION:
(abbreviated)

S1/2SE1/4, Section 4, T35N, R05E, W.M.

ADDITIONAL LEGAL:

See attached Exhibit A

ASSESSOR'S PROPERTY
TAX PARCEL NUMBERS:

P38465
See attached Exhibit B

CROWN PACIFIC LIMITED PARTNERSHIP, a Delaware limited partnership, Debtor-in-Possession under Jointly Administered Case No. 03-11258-PHX-RJH in the United States Bankruptcy Court for the District of Arizona filed on June 29, 2003 under Chapter 11 of Title 11 of the United States Code ("Grantor"), conveys to **CP LIQUIDATING TRUST** ("Grantee"), the real property situated in Skagit County, Washington, legally described on **Exhibit A** attached hereto and by this reference incorporated herein.

#58
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 05 2005

Amount Paid
By Skagit Co. Treasurer Deputy

1 - Bargain and Sale Deed

Skagit County, WA
268374_1.DOC

Dated as of the 31st day of December, 2004.

CROWN PACIFIC LIMITED PARTNERSHIP, a
Delaware limited partnership

By: Crown Pacific Management Limited Partnership, a
Delaware limited partnership, its general partner

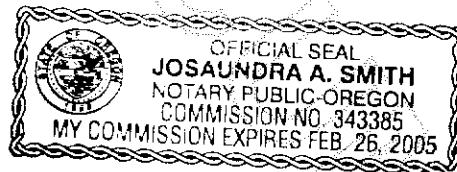
By: *Steven E. Dietrich*
Steven E. Dietrich, Senior Vice President,
Chief Financial Officer and Treasurer

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me on December 23, 2004, by Steven E. Dietrich, as Senior Vice President, Chief Financial Officer and Treasurer of Crown Pacific Management Limited Partnership, General Partner of Crown Pacific Limited Partnership, a Delaware limited partnership.

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

Josaundra A. Smith
Notary Public for Oregon
My Commission Expires: 2-26-05



2 – Bargain and Sale Deed

Skagit County, WA
268374_1.DOC



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EXHIBIT "A"

Cokedale Mine

Township 35 North, Range 5 East, W.M., Skagit County, Washington

Section 4: The South half of the Southeast quarter.

TOGETHER WITH a non-exclusive easement 60 feet wide for ingress, egress and utilities over, under and through the southeast quarter of Section 5, Township 35 North, Range 5 East, W.M., and over, under and through the southwest quarter of Section 4, Township 35 North, Range 5 East, W.M. described as follows:

Beginning at the intersection of the south line of said Section 5 with the centerline of Cokedale Road which point is also the beginning of the existing Crown Pacific 190 Road; thence northerly and easterly along the centerline of the Crown Pacific 190 Road to its intersection with the centerline of the existing Crown Pacific 192 Road; thence easterly along the centerline of the Crown Pacific 192 Road to the west line of the south half of the southeast quarter of said Section 4.

RESERVING unto the Grantor a non-exclusive easement 60 feet wide for ingress, egress and utilities over under and through the south half of the southeast quarter of Section 4, Township 35 North, Range 5 East, W.M. along the centerline of the existing Crown Pacific 192 Road.



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EXHIBIT "B"

Tax Parcels

Portion of P38465, XrefID 350504-1-001-0007, this parcel is subject to Lot of Record Certification recorded November 15, 2004 under Auditor's File No. 200411150132.



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