AFTER RECORDING MAIL TO:
Triton America LLC
1004 Commerical Ave. #249
Anacortes, WA 98221

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Skagit County Auditor
5/12/2005 Page 1 of 7 3:35PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116113-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Pacifica Poplars, Inc.
Grantee(s): Triton America LLC
Abbreviated Legal: ptn Sections 1, 2, 11 & 12-34-2 E W.M. & ptn Sec. 7-34-3 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340201-0-002-0005, P19663, 340202-0-003-0003, P19669, 340212-0-014-0100, P112018, 340307-0-004-0006, P21166

THE GRANTOR PACIFICA POPLARS INC., successor by name change to MB Poplar Inc., a Delaware corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **TRITON AMERICA, LLC, a Washington 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

2341
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated **May 2, 2005**

MAY 12 2005

Amount Paid $ 16 383.39
Skagit Co. Treasurer
By Deputy

Pacifica Poplars, Inc.

By: Charles Burrell, Vice President

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Charles Burrell 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 Pacifica Poplars Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 12, 2005

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

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

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EXHIBIT A

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 1 and Government Lot 2 of Section 7, Township 34 North, Range 3 East, W.M., lying Westerly of Telegraph Slough and Northerly of the Great Northern Railway Company right of way,

EXCEPT THEREFROM that portion lying outside the existing dike rights of way and between the water line and the outside toe of said existing dikes, being those portions conveyed to C.S. Cumins, as Trustee of Swinomish Gun Club, Inc. by Deed recorded September 7, 1955, under Auditor's File No. 523710.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Government Lot 2 and that portion of Government Lot 3 of Section 1, Township 34 North, Range 2 East, W.M., lying East of the North and South centerline of the Southeast ¼ of the Southwest ¼ of said Section.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the North ½ of Section 12, Township 34 North, Range 2 East, W.M., lying Northerly of the Great Northern Railway Company right of way and Easterly of the following described line:

Beginning on the centerline of said Great Northern Railway at a point which bears North 7°59'30" West a distance of 291.30 feet from the meander corner between Sections 2 and 11, Township 34 North, Range 2 East, W.M.;
thence North 34°06' East 76.00 feet;
thence North 85°22' East 284.48 feet;
thence North 76°40' East, 460.28 feet;
thence South 70°38'30" East, 224.70 feet;
thence South 87°47'30" East, 140.89 feet;
thence North 71°40'30" East, 147.00 feet;
thence North 63°06'30" East 245.64 feet;
thence North 54°04'30" East, 286.47 feet;
thence North 19°00'30" East 209.60 feet;
thence South 84°47' East, 224.55 feet;
thence South 16°45' East, 260.23 feet;
thence South 21°10'30" East, 427.25 feet;
thence South 61°10'30" East, 221.25 feet;

DESCRIPTION CONTINUED:

CB

PARCEL "C" continued:

thence North 81°04'30" East, 154.04 feet;
thence North 27°45'30" West, 43.45 feet;
thence North 62°14'30" East, 191.50 feet;
thence South 20°44'30" East, 507.75 feet;
thence South 15°13'30" West, 262.25 feet;
thence South 35°11'30" West, 300.00 feet;
thence South 14°52'30" West, 500.00 feet to the centerline of the Great Northern Railway and the terminus of said line.
(All bearings are based on the centerline of the Westerly tangent of the Great Northern Railway, as bearing South 58° East.)

EXCEPT THEREFROM the six following described tracts:

UNOFFICIAL DOCUMENT

200505120124
Skagit County Auditor
5/12/2005 Page 2 of 7 3:35PM

EXCEPTION #1: That portion of the above described premises lying outside the existing dike rights of way and between the water line and the outside toe of said existing dikes being those portions conveyed to C.S. Cumins, as Trustee of Swinomish Gun Club, Inc., by Deed recorded September 7, 1955, under Auditor's File No. 523710.

EXCEPTION #2:

That portion of the Southwest ¼ of the Northeast ¼ of said Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of Section 12;
thence North along the Section line, 3012.1 feet to the intersection with the centerline of the Great Northern Railway;
thence North 75°17'40" West, 2161.14 feet;
thence at right angles North 14°42'20" East, 50 feet to the true point of beginning;
thence North 14°42'20" East, 136.00 feet;
thence South 76°21'40" East, 278.40 feet;
thence South 9°58'20" West, 54.60 feet;
thence South 38°43'40" East, 145.50 feet;
thence North 75°17'40" West, 399.59 feet to the true point of beginning.

EXCEPTION #3:

That portion of the Northeast ¼ of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Section 12;
thence North along the East line of said Section 12, a distance of 3012.1 feet to the centerline of the Great Northern Railway right of way;
thence North 75°17'40" West along the centerline of said Great Northern Railway right of way a distance of 1308.04 feet;

DESCRIPTION CONTINUED:

CB

PARCEL "C", Exception #3 continued:

thence North 7°47'20" East a distance of 50.37 feet to the Northerly boundary of said Great Northern Railway right of way and the true point of beginning;
thence continue North 7°47'20" East a distance of 147.00 feet;
thence North 75°17'40" West a distance of 115.00 feet;
thence South 7°47'20" West a distance of 147.00 feet to the Northerly boundary of said Great Northern Railway right of way;
thence South 75°17'40" East a distance of 115.00 feet to the true point of beginning.

EXCEPTION #4:

That portion of the Northeast ¼ of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Section 12;
thence North along the East line of said Section 12, a distance of 3012.1 feet to the centerline of the Great Northern Railway right of way;
thence North 75°17'40" West along the centerline of said Great Northern Railway right of way a distance of 1463.34 feet;
thence North 7°47'20" East a distance of 50.37 feet to the Northerly boundary of said Great Northern Railway right of way and the true point of beginning;
thence continue North 7°47'20" East a distance of 198.00 feet;
thence North 75°17'40" West a distance of 115.00 feet;
thence South 7°47'20" West a distance of 198.00 feet to the Northerly boundary of said Great Northern Railway right of way;
thence South 75°17'40" East a distance of 115.00 feet to the true point of beginning.

200505120124
Skagit County Auditor
5/12/2005 Page 3 of 7 3:35PM

EXCEPTION #5:

That portion of the Northeast ¼ of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Section 12;
thence North 0°35'50" East, 3057.51 feet (called 3012.1 feet in previous descriptions) to the centerline of the Burlington Northern Railroad (formerly Great Northern Railway) right of way;
thence North 74°39'44" West (called North 75°17' 40" West in previous descriptions), 1463.34 feet;
thence North 8°25'16" East (called North 7°47'20" East in previous descriptions) 50.37 feet to the Northerly margin of said Burlington Northern Railroad right of way and being the true point of beginning;
thence continue North 8°25'16" East, 198.00 feet;
thence North 74°39'44" West, 115.00 feet parallel with said Northerly margin of the Burlington Northern Railroad right of way;
thence North 8°25'16" East, 825.00 feet;
thence North 89°24'10" East, 1380.28 feet to the East line of said Northeast ¼ of Section 12, Township 34 North, Range 2 East, W.M.;

DESCRIPTION CONTINUED:

PARCEL "C" Continued:

thence South 0°35'50" West, 1413.27 feet along said East line to said Northerly margin of the Burlington Northern Railway right of way at a point bearing South 74°39'44" East from the true point of beginning;
thence North 74°39'44" West, 1456.25 feet along said Northerly margin to the true point of beginning.

EXCEPTION #6:

That portion of the Southwest ¼ of the Northeast ¼ of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 1, Short Plat No. 97-0056, approved September 8, 1997, recorded September 17, 1997 in Volume 13 of Short Plats, pages 36 to 38, inclusive, under Auditor's File No. 9709170034;
thence South 8°25'16" West a distance of 284.00 feet along the West line of said Lot 1 to the true point of beginning;
thence continuing South 8°25'16" West 16.00 feet to a corner of said Lot 1, said point also being the Northwest corner of a tract conveyed to Don L. Baldwin, et ux, by deed recorded October 11, 1983, under Auditor's File No. 8310110031;
thence South 7°47'20" West, along the Westerly line of said Baldwin tract, a distance of 198.00 feet to the Northerly boundary of the Great Northern right of way;
thence North 75°17'40" West, along the Northerly line of said right of way, a distance of 10.00 feet;
thence Northeasterly, in a straight line, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

CB

PARCEL "D":

That portion of Government Lots 3 and 4, Section 1, and of Government Lot 1, Section 2, and of Government Lot 1, Section 11, and of the North ½ of the Northwest ¼, Section 12, all in Township 34 North, Range 2 East, W.M., lying Northerly of the right of way of the Great Northern Railway and Southerly and Westerly of the following described line:

Beginning on the centerline of said Great Northern Railway at a point which bears North 7°59'30" West a distance of 291.3 feet from the meander corner between Sections 2 and 11, Township 34 North, Range 2 East W.M.;
thence North 34°06' East, 76.00 feet;
thence North 85°22' East, 284.48 feet;
thence North 76°40' East, 460.28 feet;

1 DR-10
200505120124
Skagit County Auditor
5/12/2005 Page 4 of 7 3:35PM

UNOFFICIAL DOCUMENT

thence South 70°38'30" East, 224.70 feet;
thence South 87°47'30" East, 140.89 feet;
thence North 71°40'30" East, 147.00 feet;
thence North 63°06'30" East, 245.64 feet;
thence North 54°04'30" East, 286.47 feet;
thence North 19°00'30" East, 209.60 feet;
thence South 84°47' East, 224.55 feet;

DESCRIPTION CONTINUED:

PARCEL "D" continued:

thence South 16°45' East, 260.23 feet;
thence South 21°10'30" East, 427.25 feet;
thence South 61°10'30" East, 221.25 feet;
thence North 81°04'30" East, 154.04 feet;
thence North 27°45'30" West 43.45 feet;
thence North 62°14'30" East, 191.50 feet;
thence South 20°44'30" East, 507.75 feet;
thence South 15°13'30" West, 262.25 feet;
thence South 35°11'30" West, 300.00 feet;
thence South 14°52'30" West, 500.00 feet to the centerline of Great Northern Railway and the terminus of said line.

(All bearings are based on the centerline of the Westerly tangent of the Great Northern Railway, as bearing South 58° East.)

EXCEPT THEREFROM the four following described tracts:

EXCEPTION #1:

That portion of the above described premises lying outside the existing dike rights of way and between the water line and the outside toe of said existing dikes being those portions conveyed to C.S. Cumins, as Trustee of Swinomish Gun Club, Inc. by Deed recorded June 20, 1955, under Auditor's File No. 537672.

EXCEPTION #2: CB.

Those portions of Government Lot 1, Section 2, and of Government Lot 1, Section 11, and of the Northwest ¼ of the Northwest ¼ of Section 12, lying Northerly of the right of way of the Great Northern Railway, all in Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the centerline of said Great Northern Railway, which point bears North 7°59'30" West, a distance of 291.30 feet from the meander corner between said Sections 2 and 11;
thence North 34°06"00" East a distance of 76.00 feet;
thence North 85°22'00" East a distance of 284.48 feet;
thence North 76°40'00" East a distance of 460.28 feet;
thence South 70°38'30" East a distance of 207.08 feet;
thence South 17°50'16" West a distance of 637.96 feet to a point on the centerline of Great Northern Railway;
thence North 58°00'00" West along the centerline of said Great Northern Railway a distance of 385.62 feet to a point on the South line of said Government Lot 1 of said Section 2, which point bears South 88°44'16" West a distance of 655.30 feet from that section corner common to Sections 1, 2, 11 and 12, and bears North 88°44'16" East a distance of 406.55 feet from the meander corner between Sections 2 and 11;
thence North 58°00'00" West along the centerline of said Great Northern Railway, a distance of 527.15 feet to the point of beginning, EXCEPT the right of way of the Great Northern Railway.

LPB 10
200505120124
Skagit County Auditor
5/12/2005 Page 5 of 7 3:35PM

DESCRIPTION CONTINUED:

PARCEL "D" continued:

EXCEPTION #3:

A strip of land being 30.00 feet in width and lying adjacent to and Northerly of the right of way of the Great Northern Railway in said Government Lot 1, Section 11, and said Northwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the point of intersection of the centerline of said Great Northern Railway with the South line of said Government Lot 1 of Section 2, which point bears North 88°44'16" East a distance of 406.55 feet from the meander corner between Sections 2 and 11;
thence South 58°00'00" East along the centerline of said Great Northern Railway, a distance of 385.62 feet to the true point of beginning of this description;
thence South 58°00'00" East along said centerline of said Great Northern Railway, a distance of 779.73 feet;
thence North 32°00' East a distance of 80.00 feet;
thence North 58°00'00" West along a line which is parallel to and 80.00 feet measured at right angels to and Northerly of said centerline of said Great Northern Railway, a distance of 799.92 feet;
thence South 17°50'16" West, a distance of 82.51 feet to that point on said centerline of said Great Northern Railway, which point is the true point of beginning of this description;

EXCEPT THEREFROM the right of way of the Great Northern Railway.

EXCEPTION #4: CB

A strip of land being 55.00 feet in width and lying adjacent to and Northerly of the right of way of the Great Northern Railway in said Northwest ¼ of the Northwest ¼ of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the point of intersection of the centerline of said Great Northern Railway with the South line of said Government Lot 1 of Section 2, which bears North 88°44'16" East a distance of 406.55 feet from the meander corner between Sections 2 and 11;
thence South 58°00'00" East along the centerline of said Great Northern Railway, a distance of 1165.35 feet to the true point of beginning of this description;
thence South 58°00'00" East along said centerline of Great Northern Railway, a distance of 301.28 feet to the point of beginning of a 2°00' Spiral Curve to the left;
thence along said 2°00' Spiral Curve to the left an arc distance of 200.00 feet as measured by five 40 foot chords to the point on the centerline of said Great Northern Railway at the point of ending of said 2°00' Spiral Curve and the point of beginning of a 2°00' curve to the left, at which point the tangent to the curve bears South 60°00'00" East;
thence along the centerline of said Great Northern Railway and on a 2°00' curve to the left, having a central angle of 12°35'54" and a total curve length of 629.91 feet, an actual arc distance of 550.24 feet to a point on the centerline of said Great Northern Railway, at which point the tangent to the curve bears South 71°00'18" East;

UNOFFICIAL DOCUMENT

200505120124
Skagit County Auditor
5/12/2005 Page 6 of 7 3:35PM

DESCRIPTION CONTINUED:

PARCEL "D", Exception #4 continued:

thence North 18°59'42" East a distance of 105.00 feet;
thence Westerly and Northerly along a line which is parallel to and 105.00 feet measured at right angles to and Northerly of said centerline of said Great Northern Railway to a point which bears North 32°00'00" East from the true point of beginning;
thence South 32°00'00" West a distance of 105.00 feet to that point on said centerline of said Great Northern Railway, which point is the true point of beginning of this description;

EXCEPT THEREFROM the right of way of the Great Northern Railway.

EXCEPTING FROM ALL OF THE ABOVE those portions conveyed to Skagit County Diking District No. 12 by Deeds recorded May 19, 1998 and March 3, 1999, under Auditor's File Nos. 9805190069 and 9903030019.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

CB-

Tract 2 of Skagit County Short Plat No. 97-0056, approved September 8, 1997, recorded September 17, 1997, in Volume 13, pages 36 to 38, inclusive of Short Plats, under Auditor's File No. 9709170034, being a portion of the Northeast ¼ of Section 12, Township 34 North, Range 2 East, W.M.

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the South 60 feet of Lot 1 of said Short Plat.

Situate in the County of Skagit, State of Washington.

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200505120124
Skagit County Auditor
5/12/2005 Page 7 of 7 3:35PM