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200507190110

Skagit County Auditor

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After recording, return to (Name, Address, Zip):

· Malcolm E. Hiatt  
· P. O. Box 404  
· Columbia City, OR 97018

Escrow No.: 50-409671-CE

Order No.: 409671

CHICAGO TITLE COMPANY IC33865

**BARGAIN AND SALE DEED**

THE GRANTOR(S) CP LIQUIDATING TRUST, for an in consideration of Three Hundred Thirty Five Thousand and 00/100 Dollars (\$335,000.00) in hand paid, bargains, sells, and conveys to MALCOLM E. HIATT and CHERISE M. HIATT, husband and wife the following described real estate, situated in the County of, State of Washington:

Ptn. SE, 4-35-5

See attached Exhibit "A"

Assessor's Property Tax Parcel/Account Number: 350504-1-001-~~XXXX~~ (P122479)  
0100


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: June 28, 2005

# 3811

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 19 2005

Amount Paid \$ 5908<sup>00</sup>  
By  Skagit Co. Treasurer  
Deputy

CP Liquidating Trust


By   
Michael W. Carmel, Trustee

STATE OF Arizona

COUNTY OF Maricopa

I, Nancy G. Forty, a Notary Public of the County and State first above written, do hereby certify that Michael W. Carmel, the Trustee of CP Liquidating Trust personally appeared before me this 28<sup>th</sup> day June, 2005, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

  
Notary Public for Arizona

My Commission Expires: 10-23-2008



Notary Public State of Arizona  
Maricopa County  
Nancy G Forty  
Expires October 23, 2008

**EXHIBIT 'A'**

**PARCEL A:**

The South Half of the Southeast Quarter of Section 4, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

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 of the Willamette Meridian, and over, under and through the Southwest Quarter of Section 4, Township 35 North, Range 5 East of the Willamette Meridian, 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.

Situated in Skagit County, Washington.

**- END OF EXHIBIT 'A' -**



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## EXHIBIT "B"

1. Exceptions and reservations as contained in Deed;  
Recorded: January 5, 1949  
Auditor's No.: 426794, records of Skagit County, Washington  
From: Glacier Park Company, a Minnesota corporation  
As Follows: Excepting and reserving unto the grantor, its successors and assigns, forever, all minerals of any nature whatsoever, other than coal, including, but not limited to iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same  
Affects: Portions of Sections, 2, 3, 4, 5, 9 and 10, Township 35 North, Range 5 East
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 18, 1983  
Auditor's No(s): 8308180015, records of Skagit County, Washington  
In favor of: The State of Washington  
For: Roads for various purposes  
Affects: Portions of Sections 3, 4, 5, Township 35 North, Range 5 East, Sections 28, 29, 32, 33, Township 36 North, Range 5 East
3. Exceptions and reservations as contained in Deed;  
Recorded: July 7, 1989  
Auditor's No.: 8907070037, records of Skagit County, Washington  
Executed By: Scott Paper Company  
As Follows: Mineral Estate
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 7, 1989  
Auditor's No(s): 8907070037, records of Skagit County, Washington  
In favor of: Scott Paper Company  
For: Road use and road construction
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 7, 1989  
Auditor's No(s): 8907070037, records of Skagit County, Washington  
In favor of: Scott Paper Company  
For: Hydroelectric project site easement reservation
6. Agreement, including the terms and conditions thereof, entered into;  
By: Crown Pacific Limited Partnership, State of Washington Department of Natural Resources  
Recorded: July 14, 2003  
Auditor's No.: 200307140179, records of Skagit County, Washington  
Providing: Easement exchange  
Affects: Sections 5 and 6, Township 35 North, Range 6 East of the Willamette Meridian; Sections 29 and 39, Township 36 North, Range 5 East of the Willamette Meridian; Sections 19, 20, 21, 27, 29, 30, Township 36 North, Range 6 East of the Willamette Meridian
7. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
8. Any question that may arise due to shifting or change in the course of the unnamed creek or due to said unnamed creek having shifted or changed its course.
9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 5, 2005  
Auditor's No(s): 200501050106, records of Skagit County, Washington  
In favor of: Crown Pacific Limited Partnership  
For: Ingress, egress and utilities  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
10. Terms and conditions of the easement set forth in **Parcel B c**

- END OF EXHIBIT B -

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