



200705290155
Skagit County Auditor

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When recorded return to:

The Nature Conservancy
Attn: David H. Weekes, Vice President
1917 First Avenue
Seattle, WA 98101

Recorded at the request of:
First American Title
File Number: B90916

Statutory Warranty Deed

THE GRANTOR WSU Foundation, that acquired title as Washington State University Foundation, a Washington not for profit charitable organization, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The Nature Conservancy, a District of Columbia nonprofit corporation, the following described real estate, situated in the County of Skagit, State of Washington.

FIRST AMERICAN TITLE CO.

Abbreviated Legal:
Section 30, Township 33, Range 4; Ptn. E ¼; and
Section 29, Township 33, Range 4; Ptn. W ¼

B90916E

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 330429-0-005-0009, P17436, 330430-0-030-0005, P17519

Subject to Covenants, Conditions, Restrictions and Easements as per attached Exhibit "B"

Dated May 18, 2007

WSU Foundation, that acquired title as Washington State University Foundation, a Washington not for profit charitable organization

2505
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By: *[Signature]*
Michael Connell, Vice President

MAY 29 2007

Amount Paid \$ *1927.40*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Whitman } SS:

I certify that I know or have satisfactory evidence that Michael Connell
is/are the person(s) who appeared before
me, and said person(s) acknowledge he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Vice President-Gift Planning of Washington State University Foundation
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5/22/08

[Signature]

Notary Public in and for the State of WA
Residing at Pullman, WA
My appointment expires: 5/28/08

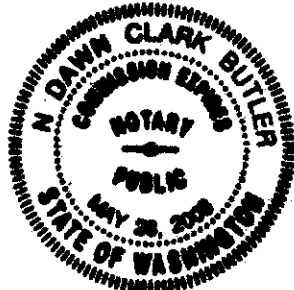


EXHIBIT A

All those portions of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 33 North, Range 4 East, W.M., and of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 33 North, Range 4 East, W.M., lying East of the following described line:

Commencing at the Northeast corner of said South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 33 North, Range 4 East, W.M., as said point is shown on that certain Record of Survey recorded under Auditor's File No. 200503310106, records of Skagit County, Washington; thence North $88^{\circ}38'24''$ West along the North line of said subdivision, 608.86 feet to the true point of beginning of said described line; thence South $03^{\circ}29'20''$ West, 1316.37 feet to the South line of said North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 33 North, Range 4 East, W.M., said point being the end of said described line, said point lying North $88^{\circ}43'04''$ West, 653.82 feet from the Southeast corner of said North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30;

TOGETHER WITH that portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence East along the South line thereof a distance of 293 feet; thence North, parallel to the West line of said subdivision, to the Southerly right-of-way line of the English Lumber Company Logging Railroad; thence Westerly along the Southerly right-of-way line of said logging railroad right-of-way to its intersection with the West line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence South along said West line to the point of beginning; and also

TOGETHER WITH that portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence East along the North line thereof a distance of 293 feet; thence Southwesterly in a straight line to a point on the East line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 33 North, Range 4 East, W.M., midway between the Northeast corner and the Southeast corner thereof; thence North along the West line of said Section 29 to the point of beginning.

EXCEPT from all of the above Diking and Drainage Districts rights-of-way, if any.

TOGETHER WITH a non-exclusive easement for vehicle access as established by document recorded as Auditor's File No. 200705010093. Said document is a re-recording of Auditor's File No. 200610170131.

LPB 10-05(i)-h



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EXHIBIT "B"

Order No: B90916

Schedule "B-1"

EXCEPTIONS:

A. Roadway easement, if any, established by Decree entered April 23, 1913 in Skagit County Superior Court Cause No. 6851.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 17
Dated: February 13, 1936
Recorded: March 3, 1936
Auditor's No.: 276768
Purpose: Drainage Ditch and rights to spread dirt on adjacent property
Area Affected: The exact location is not disclosed on the record

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Washington State University Foundation
Dated: September 22, 2006
Recorded: May 1, 2007
Auditor's No.: 200705010093
Purpose: Vehicle Access
Area Affected: A portion of the subject property

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200610170131.

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: July 10, 2006
Auditor's No.: 200607100157

Said matters include but are not limited to the following:

1. Drainage ditch location.
2. Mislocated fenceline.



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