



200708170056

Skagit County Auditor

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When Recorded Return to:

Sauk LLC
1016 S. 3rd St.
Mount Vernon, WA 98273

Escrow No. 20070950P

CHICAGO TITLE CO.
1040487

SPECIAL WARRANTY DEED

Grantor: Geoffrey Jones Administrator for the Estate of Arthur L. Stribling Deceased

Grantee: Sauk LLC

Tax Parcel No.: 330527-2-002-0009 *>18280*

THE GRANTOR Geoffrey Jones Administrator for the Estate of Arthur L. Stribling Deceased for and in consideration of Ten Dollars (\$10.00), and no other valuable consideration, in hand paid, grant, bargain, sell, convey and confirm to Sauk, LLC, A Washington Limited Liability Company the following described real estate in the County of Skagit, State of Washington:

Legal Description attached hereto as Exhibit "A"
Assessor's Property Tax Parcel Account Number:330527-2-002-0009.

Subject to: Easements, Restrictions, Covenants and Conditions as attached hereto as Exhibit "B" and subject to Second Half Taxes for 2007.

The Grantor itself and for it's successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whosoever lawfully claiming or to claim by, through or under said Grantor Geoffrey Jones Administrator for the Estate of Arthur L. Stribling Deceased and not otherwise will forever warrant and defend the said described real estate.

Dated this Fifteenth day of August, 2007.

Geoffrey Jones Adminstrator for the Estate of Arthur L. Stribling

By: *Geoffrey Jones*
Geoffrey Jones, Administrator

3929
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 17 2007

Amount Paid \$ *3,120.00*
Skagit Co. Treasurer
By *AL* Deputy

STATE OF WASHINGTON)
) ss.
County of Snohomish)

On this day personally appeared before me Geoffrey Jones to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that Geoffrey Jones signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16
day of August, 2007.

Lisa A. Burhardt
NOTARY PUBLIC in and for
the State of Washington,
residing at Everett, WA

Commission Expires: 05-04-08



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Exhibit "A"

The Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 27, Township 33 North, Range 5 East of the Willamette Meridian;

EXCEPT the right-of-way for Granstrom County Road as conveyed to Skagit County by instrument recorded October 31, 1927, under Auditor's File No. 208251, records of Skagit County, Washington;

AND EXCEPT any portion lying within Government Lots 1 and 2 of said Section 27.

Situated in Skagit County, Washington.



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Exhibit "B"

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 29, 1946
Auditor's No(s): 393465, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of said premises being 125 feet in width as described in said instrument

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 22, 1963
Auditor's No(s): 631147, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of said premises being 137.5 feet in width lying Easterly of and parallel with and adjacent to the easement described in instrument recorded June 29, 1946, under Auditor's File No. 393465, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 10, 1971
Auditor's No(s): 761725, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of said premises being 150 feet wide and lying Easterly of easements recorded June 29, 1946, and July 22, 1963, under Auditor's File Nos. 393465 and 631147, records of Skagit County, Washington

4. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; **Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: Weyerhaeuser Timber Company, a Washington corporation
Recorded: January 14, 1981
Auditor's No.: 8101140022, records of Skagit County, Washington



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