

WHEN RECORDED RETURN TO:  
Name: WHITE PASS INVESTMENTS, LLC  
Address: P O Box 648  
Skagway, AK 99840



200712280086  
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

127790-SW

Escrow Number: 07201408 / 207160100  
Filed for Record at Request of: STEWART TITLE

## STATUTORY WARRANTY DEED

The Grantors, WEYERHAEUSER COMPANY, A WASHINGTON CORPORATION for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to WHITE PASS INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 11, Blk 3 & Lots 5-11, Blk 4, Susan Taylor Add to SW; Ptn NE NE, 26-35-4 E; Ptn. NW NW , 25-35-4

Assessor's Property Tax Parcel/Account Number: 4174-003-011-0003 Property ID No. P77308; 4174-004-011-0001 Property ID No. P77315; 350426-1-006-0007, Property ID No. P37699; 350425-2-003-0009 Property ID No. P37650; 350425-0-007-0009, Property ID No. P37593

Legal Description: See Exhibit A attached hereto and made a part hereof.

Grantee or anyone claiming by, through or under Grantee, hereby fully and irrevocably releases Grantor, and its agents and representatives, from any and all claims that it may now have or hereafter acquire against Grantor or its agents or representatives for any cost, loss, liability, damage, expense, action or cause of action, whether foreseen or unforeseen, arising from or related to any defects, errors or commissions on or in the Property, the presence of environmentally hazardous, toxic or dangerous substances, or any other conditions (whether patent, latent or otherwise) affecting the Property. Grantee further acknowledges and agrees that this release shall be given full force and effect according to each of its expressed terms and provisions, including, but not limited to, those relating to unknown and suspected claims, damages and causes of action. As a material covenant and condition of this Agreement, Grantee agrees that in the event of any such defects, errors or omissions, the presence of environmentally hazardous, toxic or dangerous substances, or any other conditions affecting the Property, Grantee shall look solely to Grantor's to Grantor's predecessors in interest for any redress or relief, except for claims against Grantor based upon any obligations and liabilities of Grantor expressly provided in this deed.

The above provisions are specifically bargained for and represent a material party of Grantor's consideration for this conveyance.

5808  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 28 2007

Amount Paid \$ 46,285.00  
Skagit Co. Treasurer  
By Deputy

Subject to easements, restrictions, reservations, covenants and conditions of record, including, but not limited to those items shown on the attached rider marked Exhibit "B", which by this reference is made a part hereof.

Dated: December 19, 2007

WEYERHAEUSER COMPANY

by:

its:

Sandy McDade  
Sandy McDade  
Senior VP, General Counsel

Accepted and approved as to form and content:

White Pass Investments, LLC

by:

by:

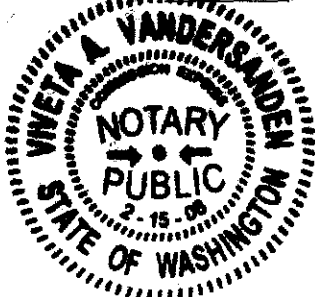
STATE OF Washington

COUNTY OF King

)  
) ss.  
)

I certify that I know or have satisfactory evidence that Sandy McDade is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the Senior Vice President & General Counsel of WEYERHAEUSER COMPANY to be the free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 21, 2007.



Viveta A. Vandersanden  
Name: Viveta A. Vandersanden  
Notary Public in and for the State of Washington  
My appointment expires:



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Subject to easements, restrictions, reservations, covenants and conditions of record, including, but not limited to those items shown on the attached rider marked Exhibit "B", which by this reference is made a part hereof.

Dated: December 19, 2007

WEYERHAEUSER COMPANY

by: Sandy McDade

its: Senior VP, General Counsel

Accepted and approved as to form and content:

White Pass Investments, LLC

by: Ken Thompson

by: J. Blum

STATE OF Washington )

) ss.

COUNTY OF King )

I certify that I know or have satisfactory evidence that Sandy McDade is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the Senior Vice President & General Counsel of WEYERHAEUSER COMPANY to be the free and voluntary act for the uses and purposes mentioned in this instrument.

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**EXHIBIT "A"**

PARCEL "A":

Lot 11, Block 3, "SUSAN TAYLOR ADDITION TO SEDRO-WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington,

EXCEPT that portion conveyed to the State of Washington for State Highway 1-A by deed recorded January 6, 1958, under Auditor's File No. 560324.

TOGETHER WITH the West ½ of vacated Curtis Street adjacent to said Lot 11.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

PARCEL "B":

Lots 6, 7, 8, 9, 10 and 11, Block 4, "SUSAN TAYLOR ADDITION TO SEDRO-WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington.

TOGETHER WITH the East ½ of vacated Curtis Street adjacent to Lot 6.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the East ½ of the Northeast ¼ of the Northeast ¼ of Section 26, Township 35 North, Range 4 East, W.M., lying Southerly of the County road known as James Young and Sterling County Road or Rhodes Road,

EXCEPT that portion conveyed to the State of Washington for State Highway 1-A by deed recorded January 6, 1958, under Auditor's File No. 560324.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of the Northwest ¼ of the Northwest ¼ of Section 25, Township 35 North, Range 4 East, W.M., lying Southerly of the James Young and Sterling County Road, also known as Jameson Street, and lying Westerly of the Burlington Northern Railroad right of way as conveyed by deeds to the Seattle and Lake Shore Railway Company recorded March 4, 1890 in Volume 9 of Deeds, page 699, and recorded April 25, 1890, in Volume 10 of Deeds, page 452, records of Skagit County, Washington, EXCEPT that portion conveyed to the State of Washington for State Highway 1-A by deed recorded January 6, 1958, under Auditor's File No. 560324.

TOGETHER WITH that portion of the vacated James Young and Sterling Road lying between the Easterly line of State Highway 1-A and the Westerly line of Batey Road, by Final Order of Vacation dated November 7, 1960 and filed in Volume 30 of Commissioners Records, page 225.

Situate in the County of Skagit, State of Washington.



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## EXHIBIT 'B'

1. Real estate taxes not yet due and/or payable.
2. Future municipal assessments and impact fees, if any, levied by the City of Sedro-Wolley
3. Future assessments, if any, for sanitary sewer hook-up fee as disclosed by Ordinance No1427-02 and Chapter 13.08 of Sedro-Wolley Municipal Code.
4. RIGHT OF WAY DEED FOR SPUR TRACK:

Executed By:	Sedro Lumber & Shingle Co. et al
In Favor Of:	Seattle Lake Shore and Eastern Railway Company
Recorded:	January 18, 1893 in Volume 25 of Deeds, page 392
Auditor's No.:	12141
Affects:	25 foot strip across the Northwest ¼ of the Northwest ¼ of Section 25

### 5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Northern Pacific Railway Company, a corporation
Purpose:	Spur Track
Area Affected:	18 foot strip in the Northwest ¼ of the Northwest ¼ of Section 25
Dated:	July 9, 1946
Recorded:	July 13, 1946
Auditor's No.:	393837

### 6. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NO. 1-A AND OF LIGHT, VIEW AND AIR:

By Deed To:	The State of Washington
Recorded:	January 6, 1958
Auditor's No.:	560324

### 7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Purpose:	A pipe or pipes, line or lines for the transportation of water
Area Affected:	

That portion of the Northwest ¼ of the Northwest ¼ of Section 25, Township 35 North, Range 4 East, W.M., more particularly described as follows: The West 30.0 feet of vacated Curtis Street, which is adjacent to and contiguous with Lot 11, Block 3 of Susan Taylor Addition to Sedro Woolley, and also the South 25.0 feet of the North 30.0 feet of vacated West Jameson Street lying adjacent to Lot 11,

- Continued -



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## EXHIBIT 'B'

Block 3 and Lots 6, 7, 8, 9, 10 and 11, Block 4 of Susan Taylor Addition to Sedro Woolley. Also the North 5.0 feet of said vacated West Jameson Street lying South of and contiguous with the West 30.0 feet of vacated Curtis Street. Situate in Skagit County, Washington.

Dated: May 2, 1980  
Recorded: June 3, 1980  
Auditor's No.: 8006030011

### 9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: Transmission line  
Area Affected: South 20 feet of Lot 11, Block 4, Susan Taylor Addition and vacated Jameson Street adjoining  
Dated: Not Disclosed  
Recorded: July 11, 1986  
Auditor's No.: 8607110081

### 10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Purpose: One or more electric transmission and/or distribution lines  
Area Affected:

Right of Way No. 1: Being located as constructed or to be constructed on the above described property and a portion of the vacated James Young and Sterling Road, more particularly described as follows: Beginning at the Southeast corner of said Lot 11; thence South along the East line of said Lot 11 extended, a distance of 10 feet; thence Southwesterly parallel with and adjacent to the South line of said lot, a distance of 15 feet; thence North, parallel with said East line extended, a distance of 10 feet; thence Northeasterly along said South line, a distance of 15 feet to the point of beginning of this description.

Right of Way No. 2: Being located as constructed or to be constructed on the East 10 feet of the above described Lot 11

Dated: June 23, 1987  
Recorded: June 25, 1987  
Auditor's No.: 8706250055

11. Matters pertaining to the proposed Ordinance for Condemnation by the City of Sedro-Woolley disclosed by unrecorded notice given by the City Clerk/Treasurer.



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