



200804280230  
Skagit County Auditor

4/28/2008 Page 1 of 6 4:10PM

After recording, return to:

Skagit Land Trust  
Attn: Martha Bray  
P.O. Box 1017  
Mount Vernon, Washington 98273

Skagit County Tax Parcel Nos.: 350206-4-001-002/P32753; 350205-3-001-0005/P32709  
Partial Legal Description: ptn. NW ¼ SW ¼, 5-35-2 E W.M. and ptn. NE ¼ SE ¼, 6-35-2 E  
W.M. (full legal description described in Exhibit A)

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**MEMORANDUM OF AGREEMENT TO SELL LAND**

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BE IT KNOWN BY ALL THAT: SKAGIT LAND TRUST, a Washington nonprofit corporation qualified to do business in Washington, and SAN JUAN PRESERVATION TRUST, a Washington nonprofit corporation qualified to do business in Washington, and their assigns, as Buyer, and PANORAMIC VIEW ENTERPRISES, Limited Partnership, a Nevada Limited Partnership, and/or assigns, as Seller, have entered into a Purchase and Sale Agreement dated April 9, 2008, by which Seller has agreed to sell and Buyer has agreed to purchase the property legally described and depicted in Exhibits 1 & 2 attached hereto. Said Purchase and Sale Agreement is to be closed no later than October 7, 2009. Said agreement is binding on the parties' respective heirs, assigns and successors.

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**ORIGINAL**



**BUYER:**

SAN JUAN PRESERVATION TRUST, a Washington nonprofit corporation

*Timothy Seifert*

Dated: April 17, 2008

By: Timothy Seifert, Executive Director

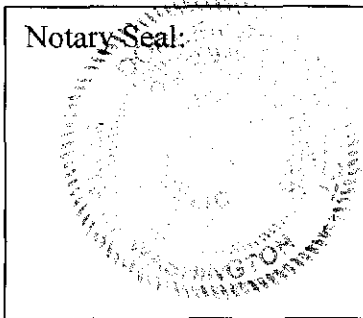
STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

On this 17<sup>th</sup> day of April 2008 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Timothy Seifert to me known to be the Executive Director of San Juan Preservation Trust, a Washington nonprofit corporation, the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the say and year first above written.



*Darceen Schoenfeldt*  
Notary Public in and for the state of  
Washington, residing at Stanwood  
My commission expires: 09/30/2010  
Printed Name: Darceen Schoenfeldt

**ORIGINAL**





**EXHIBIT 1**

*(for Memorandum of Agreement to Sell Land)*

**LEGAL DESCRIPTION OF PROPERTY**

**ORIGINAL**

PARCEL "A":

The East 60 rods of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 6, Township 35 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 35 North, Range 2 East, W.M.;

EXCEPT the North 100 feet of the South 740 feet of the East 100 feet of the West 590 feet, thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress and egress and for the placement, repair and maintenance of utilities, including water, telephone, Puget Sound Power and Light Company drainage and underground or otherwise attached as described in that certain Declaration of Easement recorded June 2, 1976, under Auditor's File No. 836154.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The North 100 feet of the South 740 feet of the East 100 feet of the West 590 feet of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 35 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

An easement for maintaining a line of sight strip to and from the microwave site located on Parcel "D", as granted by instrument recorded June 10, 1982, under Auditor's File No. 8206100065,

TOGETHER WITH an easement for ingress and egress, and right to land a helicopter, as granted by instrument recorded June 10, 1982, under Auditor's File No. 8206100066.

Situate in the County of Skagit, State of Washington.

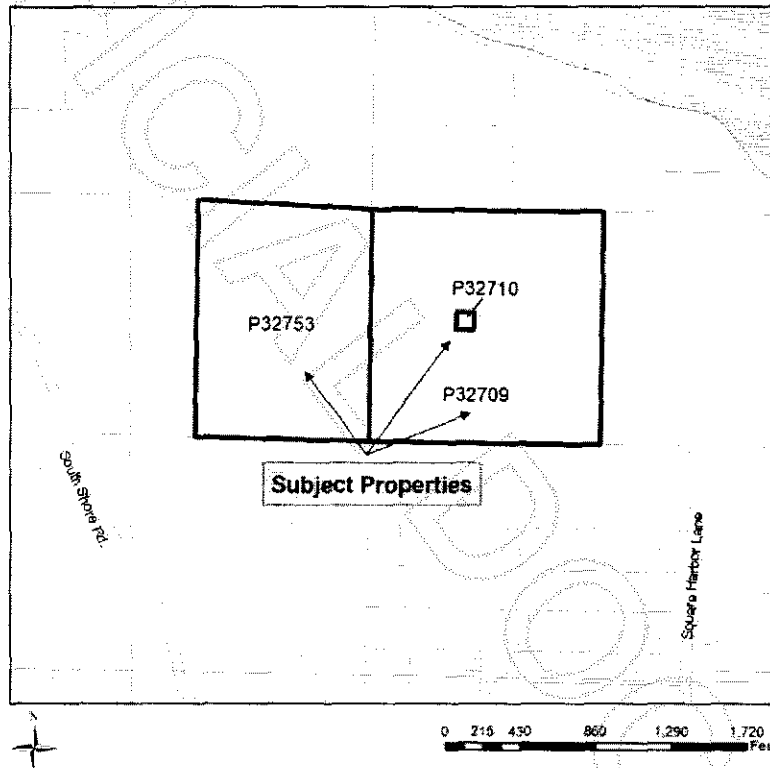


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**ORIGINAL**

**DEPICTION**  
(Skagit County Assessor's Parcels P32753; P32709; and P32710)  
Township 35N; Range 02E; Section 5



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Skagit County Auditor