

WHEN RECORDED RETURN TO:

David Hawkins
25944 Community Plaza Way
Sedro-Woolley, WA 98284



200907010091

Skagit County Auditor

7/1/2009 Page 1 of 6 12:48PM

LAND TITLE OF SKAGIT COUNTY
133147-PE

STATUTORY WARRANTY DEED

Grantor: LA CONNER PIER L.L.C.,
a Washington limited liability company

Grantee: UPPER SKAGIT INDIAN TRIBE,
a Federally-recognized Indian tribe

Legal Description: PTN LOTS 1-4, BLK. 5, & PTN BLK. 6, 1ST TO
LACONNER; PTN BLK. 1 & BLK. 2, SYNDICATE ADD
TO LACONNER; PTN LOTS 18-22, PLATE 18,
LACONNER TIDELANDS

Complete Legal Description on Exhibit A

Assessor's Tax Parcel
ID Numbers:

4125-005-004-0007; 4128-002-016-0007; 4128-002-900-0105;
4128-002-900-0303; 4128-002-900-0402; 4128-002-900-0501;
4129-018-019-0009; 4129-018-020-0006; 4129-018-021-0005;
4129-018-022-0004; 4129-018-900-1801; 4129-018-900-1900;
4129-018-900-2007; 4129-018-900-2106; 4129-018-900-2205;
4129-018-900-2304; 4129-018-900-2403; 4129-018-900-2809

STATUTORY WARRANTY DEED.DOC

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1936
JUL 01 2009

Amount Paid \$ 120,859.88
Skagit Co. Treasurer
By *mam* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR, LA CONNER PIER, L.L.C., a Washington limited liability company, as part of a I.R.C. Section 1031 "Tax-Deferred Exchange", for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to UPPER SKAGIT INDIAN TRIBE, a Federally-recognized Indian tribe, the real property situated in the County of Skagit, State of Washington described on EXHIBIT A attached hereto and made a part hereof by this reference, subject to (a) taxes and assessments, both general and special, not now due and payable; (b) all laws, ordinances, regulations, restrictions, prohibitions, and other requirements imposed by governmental authorities, including, but not limited to, all applicable building, zoning, land use, and environmental ordinances and regulations; (c) any and all leases, easements, rights-of-way, encumbrances, encroachments, overlaps, conditions, covenants, restrictions, reservations, exceptions, and all other matters affecting title to the property, of record or apparent or would be disclosed by a survey; (d) water rights, claims or title to water; and (e) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

Dated: July 1, 2009.

GRANTOR:

LA CONNER PIER L.L.C.

By: 

Name: Craig W. Dorsey

Its: Manager



ACKNOWLEDGEMENT OF GRANTOR

STATE OF Washington

COUNTY OF Skagit

SS.

I certify that I know or have satisfactory evidence that Craig W. Dorsey is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as Manager of LA CONNER PIER L.L.C., a Washington limited liability company, to be the free and voluntary act of such limited liability company for the uses and purposes mentioned in the instrument.

Dated July 1, 2009



Karen Ashley
(Signature of Notary)

Karen Ashley
(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,
Residing at Sedro-Woolley

My appointment expires 9/11/2010



EXHIBIT A

Legal Description

PARCEL "A":

All of Tracts 18, 19, 20, 21 and 22, as shown on "CORRECTED PLATE #18, MAP OF LA CONNER TIDE AND SHORE LANDS", on file in the office of the State Land Commissioner, at Olympia, Washington.

ALSO, all of Blocks 1 and 2; the Saw Mill Reserve; and that certain unnumbered tract lying Southerly of the Saw Mill Reserve, and also lying Southerly of Lot 13, Block 2, all as shown on the Plat of "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington; (said plat being an over plat and including all of Tracts 18, 19, 20, 21 and 22 of "CORRECTED PLATE #18, MAP OF LA CONNER TIDE AND SHORE LANDS", and also being an over plat and including all of Blocks 5 and 6 of "FIRST ADDITION TO THE TOWN OF LA CONNER", as per plat recorded in Volume 1 of Plats, page 4, records of Skagit County, Washington.)

ALSO, all of vacated Second Street lying between the North line of Sherman Avenue and the South line of Caledonia Street, as said streets are delineated on the face of the above mentioned plats.

ALSO, all of the South 313 feet of First Street from Caledonia Street Southerly to its end, as said street is delineated on the face of said plat.

EXCEPT from all of the above the following described tracts:

1. All that portion of the above described property lying East of the centerline of the dike, as said centerline is set forth and established by deed recorded November 13, 1926, under Auditor's File No. 198706, in Volume 141 of Deeds, page 633, records of Skagit County, Washington, and lying Southerly of the Southerly line of a tract of land conveyed to Jack Regenvetter by deed recorded April 5, 1945, under Auditor's File No. 379332 (said line being 188 feet South of the Northeast corner of Block 2 of said "SYNDICATE ADDITION TO THE TOWN OF LA CONNER", as measured along the Westerly line of Third Street and drawn Westerly at right angles to Third Street).
2. That portion of Tract 22 of "CORRECTED PLATE #18, MAP OF LA CONNER TIDE AND SHORE LANDS", as on file in the office of the State Land Commissioner, at Olympia, Washington, that lies Northwesterly of a boundary line as established by an Exchange Deed recorded August 4, 1955, under Auditor's File No. 522024, records of Skagit County, Washington, said boundary line being described as being drawn Northerly, perpendicular to Sherman Avenue at a point that is equidistant between two lines, the first line being drawn

STATUTORY WARRANTY DEED.DOC



200907010091
Skagit County Auditor

EXHIBIT A

Legal Description

DESCRIPTION CONTINUED:

Northerly perpendicular to Sherman Avenue at a point that is 200 feet Southeasterly, as measured along Sherman Avenue, from the most Westerly corner of said Tract 22, Plat #18, the second line being drawn Southerly perpendicular to the common boundary line between Tracts 21 and 22 of the said Plat #18, at a point 200 feet Southeasterly of the most Northerly point of said Tract 22, as measured along the North line of said Tract 22.

3. All that portion lying Westerly of the Inner Harbor Line, as modified from time to time.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract 22, "CORRECTED PLATE #18, TIDE AND SHORE LANDS OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LA CONNER HARBOR", according to the official map thereof in the office of State Land Commissioner at Olympia, Washington, described as follows:

Beginning at the most Westerly corner of said Tract 22;
thence in a Southeasterly direction along the Southwesterly line of said Tract 22, a distance of 200 feet to the true point of beginning;
thence Northeasterly at right angles to said Southwesterly line, a distance of 74 feet, more or less, to the Northeasterly line of said Tract 22;
thence Southeasterly along said Northeasterly line a distance of 25 feet, more or less, to the Northwesternly line of a tract conveyed to Puget Sound Terminal Co., a Washington corporation by deed dated June 22, 1955, recorded August 4, 1955, under Auditor's File No. 522024;
thence Southwesterly along said Northwesternly line a distance of 74 feet, more or less, to the Southeasterly line of said Tract 22;
thence Northwesternly along said Southeasterly line, a distance of 25 feet, more or less, to the true point of beginning.

EXCEPT all that portion lying Westerly of the Inner Harbor Line, as modified from time to time.

Situate in the County of Skagit, State of Washington.



EXHIBIT A

Legal Description

DESCRIPTION CONTINUED:

PARCEL "E":

That portion of Tract 22, "Corrected Plate No. 18, Tide and Shore Lands of Section 36, Township 34 North, Range 2 East, W.M., LaConner Harbor", according to the official map thereof in the office of State Land Commissioners at Olympia, Washington, described as follows:

Beginning at the most Westerly corner of said Tract 22;
thence in a Southeasterly direction along the Southwesterly line of said Tract 22, a distance of 200 feet to the Northwesterly line of a tract conveyed to Puget Sound Terminal Company, a Washington corporation, by deed dated June 22, 1955, recorded August 4, 1955, under Auditor's File No. 522024;
thence Northeasterly along the Northwesterly line of said Puget Sound Terminal Company tract and at right angles to the Southwesterly line of said Tract 22, a distance of 74 feet to the Northeasterly line of Tract 22;
thence Northwesterly along the Northerly line of said Tract 22 to the Northwesterly corner thereof;
thence Southwesterly along the Northwesterly boundary line of said Tract 22, a distance of 79.9 feet to the point of beginning.

EXCEPT all that portion lying Westerly of the Inner Harbor Line, as modified from time to time.

Situate in the County of Skagit, State of Washington.

