



200912310043

Skagit County Auditor

12/31/2009 Page

1 of

4 10:35AM

When recorded return to:

Roger S. McNulty, Director Corp. Facilities
P.O. Box 97034
Bellevue, WA 98009-9734

Recorded at the request of:

File Number: 97752

Statutory Warranty Deed

97752

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Coast Pacific, Inc., a Washington corporation, which acquired title as Coast Pacific Trading, Inc. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Puget Sound Energy the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 4, Township 35, Range 7; Ptn. S $\frac{1}{2}$ N $\frac{1}{2}$; and
Section 3, Township 35, Range 7; Ptn. N $\frac{1}{2}$ SW $\frac{1}{4}$ & NW SE

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P42244, 350704-1-001-0013, P42248, 350704-1-003-0003, P42228, 350703-3-002-0001, P42227, 350703-3-001-0002, P42231, 350703-4-002-0009

Dated 12-29-09

Coast Pacific, Inc., a Washington Corporation

By: Gene Mulder, President

4015
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 31 2009

Amount Paid \$ 14,120.40
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gene Mulder is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the President of Coast Pacific, Inc. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-29-09

Karen E. [Signature]
Notary Public in and for the State of WA
Residing at mtVernon
My appointment expires: 1-2-11



EXHIBIT A

PARCEL "A":

The South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 35 North, Range 7 East, W.M., Skagit County, Washington.

PARCEL "B":

The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 35 North, Range 7 East, W.M., Skagit County, Washington.



200912310043

Skagit County Auditor

Exhibit B

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Various parties
Recorded: October 4, 1905
Auditor's No.: 53744 and 53746
As Follows: "... all minerals..." see documents for full particulars

Pursuant to a deed recorded December 30, 1920 as Auditor's File No. 146803 in Volume 6 of Mining Claims, Page 585 said reserved mineral rights are now held of record by Skagit County.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State Division of Forestry
Recorded: March 30, 1937
Auditor's No.: 288259 and 288260
Purpose: Forest protection purposes
Area Affected: Portions of Parcel "B"

C. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Dempsey Lumber Company
Recorded: July 5, 1941
Auditor's No.: 341393
For: "30 ft. reservation for road purposes"
Affects: Easterly line of the Northeast ¼ of the Southwest ¼ of Parcel "B"

D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Dempsey Lumber Company
Recorded: September 18, 1941
Auditor's No.: 344431
For: "30 ft. reservation for road purposes"
Affects: Easterly line of the Southeast ¼ of the Northeast ¼ of Parcel "A"

E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Dempsey Lumber Company
Recorded: May 4, 1943
Auditor's No.: 361988
For: "...road purposes..."
Affects: Any boundary of the Southeast ¼ of the Northwest ¼ and the Southwest ¼ of the Northeast ¼ of Parcel "A"



200912310043
Skagit County Auditor

F. "Mineral rights reserved" by Dempsey Lumber Company on deeds recorded as Auditor's File Nos. 341393, 344431 and 352919. It is not clear whether said reservation is a reference to the documents set forth as Paragraph A herein or a reference to additional reservations.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Dated: December 12, 1966
Recorded: April 11, 1967
Auditor's No.: 697312
Purpose: "...the purpose of hauling forest products..."
Area Affected: Southwesterly and Southeasterly portions of Parcel "B"

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Coast Pacific Inc.
Recorded: May 31, 2006
Auditor's No.: 200605310002
Regarding: Six (6) year moratorium on Parcel "B"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Coast Pacific Trading, Inc.
Recorded: June 21, 2004
Auditor's No.: 200406210117
Regarding: Six (6) year moratorium on Parcel "B"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



200912310043
Skagit County Auditor