

When recorded return to:

JACK & JOAN HILDE FAMILY LLC
9994 COLLINS ROAD
SEEDS WOODLEY, WA 98284



200912310084
Skagit County Auditor

12/31/2009 Page

1 of

7 1:49PM

Recorded at the request of:

File Number: 95064

Statutory Warranty Deed

95064-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sierra Pacific Industries, a California Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jack & Joan Hilde Family, L.L.C., the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 9, Township 34, Range 3; Ptn. NW NE

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P117970, 340309-1-002-0300

4085
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated 12/18/2009

DEC 31 2009

Sierra Pacific Industries

Amount Paid \$ 20,030.00
By Skagit Co. Treasurer
Deputy

By: George Emmerson, Vice President

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that _____

_____ is/are the person(s) who appeared before
me, and said person(s) acknowledge that _____ signed this instrument, on oath stated
is/are authorized to execute the instrument and acknowledge that as the
_____ of _____

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of _____

Residing at _____

My appointment expires: _____

When recorded return to:

Recorded at the request of:

File Number: 95064

Statutory Warranty Deed

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Tax Parcel Number(s): P117970, 340309-1-002-0300

Dated 12/18/2009

Sierra Pacific Industries

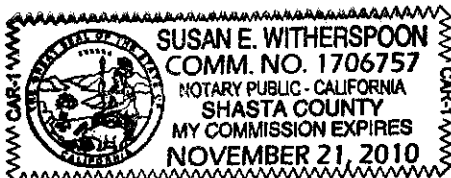
By: George Emmerson, Vice President
M.D. Emmerson

STATE OF California)
COUNTY OF Shasta) SS:

I certify that I know or have satisfactory evidence that M. D. Emmerson
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
Vice President of Sierra Pacific Industries
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 30, 2009

Susan E. Witherspoon



Notary Public in and for the State of California
Residing at Redding, CA
My appointment expires: November 21, 2010



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EXHIBIT A

That portion of Tract 2, Skagit County Short Plat No. 44-87, approved December 29, 1987, and recorded December 30, 1987, in Volume 8 of Short Plats, page 11, under Auditor's File No. 8712300001, records of said County and State, being a portion of the Northwest quarter of the Northeast quarter of said Section 9, lying East of that portion conveyed to Skagit County for road and utility purposes by deed recorded as Skagit County Auditor's File No. 200107270007, lying Northerly of the centerline of that certain 50-foot wide oil pipeline easement conveyed to Trans Mountain Oil Pipeline Corp. by instrument dated July 9, 1954 and recorded September 16, 1954 under Auditor's File No. 506571, in the Auditor's office of said County and State, and lying South of the following described line:

Commencing at the Northeast corner of said Tract 2; thence South $01^{\circ}15'35''$ West along the East line thereof, a distance of 607.51 feet to the point of beginning of said described line; thence North $88^{\circ}50'18''$ West along said line, a distance of 486.45 feet to a point on the East line of said Skagit County tract and the end of said described line.

All of the above being a portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 34 North, Range 3 East W.M..

Said premises being also known as Parcel "A" of that certain boundary line adjustment recorded as Auditor's File No. 200803040059.

TOGETHER WITH a non-exclusive easement over, across and under Pond Tract F of "Sierra Pacific Binding Site Plan" No. PL08-0315 approved October 26, 2009 and recorded November 16, 2009 as Skagit County Auditor's File No. 200911160068, as established, delineated and described thereon,

ALSO TOGETHER WITH a non-exclusive easement for railroad purposes over and across those portions of Lots 2, 3, 4, 5 and 8 of said "Sierra Pacific Binding Site Plan" delineated as "Access Easement For Railroad" as established, delineated and described thereon.

ALSO TOGETHER WITH a non-exclusive easement for the construction, maintenance and operation of a "Storm Water System" as established for the benefit of Sierra Pacific Industries by a "Storm Water Easement" recorded December 21, 2009 as Skagit County Auditor's File No. 200912210102 and as amended by document recorded December 29, 2009 as Auditor's File No. 200912290047 over, across and under that portion of the "county road and utility easements" conveyed to Skagit County by instrument recorded Auditor's File No. 200107270007 lying Southerly of the Westerly extension of the North line of the property delineated as Parcel "A" on that certain boundary line adjustment recorded as Auditor's File No. 200803040059 and lying Northerly of the Easterly extension of the South line of "Pond Tract F" as delineated on said "Sierra Pacific Binding Site Plan" recorded as Auditor's File No. 200911160068;

****Legal description continued on next page****



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ALSO TOGETHER WITH a non-exclusive easement for the construction, maintenance and operation of a "Sanitary Sewer System" as established for the benefit of Sierra Pacific Industries by a Sanitary Sewer Easement recorded December 17, 2009, as Skagit County Auditor's File No. 200912170053 over, across and under that portion of the "county road and utility easements" conveyed to Skagit County by instrument recorded as Auditor's File No. 200107270007 lying Northerly of the Westerly extension of the South line of the "Sanitary Sewer Lift Station" described on Exhibit "B" on Page 9 of that easement conveyed to the City of Burlington by instrument recorded as Auditor's File No. 200201070173, TOGETHER WITH those portions of Lot 8 of said "Sierra Pacific Binding Site Plan" recorded as Auditor's File No. 200911160068 lying within any easement described in said instrument recorded as Auditor's File No. 200201070173 lying both Northerly of the South line of said "Sanitary Sewer Lift Station" tract and Easterly of said Skagit County easement described on Auditor's File No. 200107270007.

ALSO TOGETHER WITH a non-exclusive easement for the "construction, maintenance and operation of all utilities" as established for the benefit of Sierra Pacific Industries by an "Access and Utilities Easement" recorded December 17, 2009 as Skagit County Auditor's File No. 200912170052 over, across and under that portion of the "county road and utility easements" conveyed to Skagit County by instrument recorded as Auditor's File No. 200107270007 lying Northerly of the Westerly extension of the South line of the property delineated as Parcel "A" on that certain boundary line adjustment recorded as Auditor's File No. 200803040059.

ALSO TOGETHER WITH a non-exclusive easement for the "construction, maintenance and operation of electric power, cable, phone and gas utilities" as established for the benefit of Sierra Pacific Industries by an "Utilities Easement" recorded December 17, 2009 as Skagit County Auditor's File No. 200912170054 over, across and under that 15-foot wide portion of Tract "B" of that certain boundary line adjustment recorded as Auditor's File No. 200803040059 adjoining the East line of that certain "county road and utility easement" conveyed to Skagit County by instrument recorded as Auditor's File No. 200107270007 lying Northerly of the North line of Parcel "A" of said boundary line adjustment and Southerly of the North line of Tract 2 of Skagit County Short Plat No. 44-87 recorded as Auditor's File No. 8712230001.



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Exhibit "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Dated: July 9, 1954
Recorded: September 16, 1954
Auditor's No.: 506571
Purpose: Oil pipe line
Area Affected: The southerly 25 feet of the subject property

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 44-87
Recorded: December 30, 1987
Auditor's No.: 8712300001

Paragraphs "C", "D" and "E" below do not affect the fee title but do affect some of the Easements set forth on Schedule "C" herein.

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Mark Vorobik
And: Shirley A. McFarland, et al
Dated: September 9, 1992
Recorded: September 14, 1992
Auditor's No.: 9209140053
Regarding: Access and utility and drainage easements including maintenance of the same 20, 30 and possible 40-foot wide strips with Parcel "A". Reference to the record being made for full particulars

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: June 19, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270007
Purpose: Roadway purposes and franchise access to any utilities
Area Affected: A 60-foot wide portion of the subject property

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington
Dated: December 30, 2001
Recorded: January 7, 2002
Auditor's No.: 200201070173
Purpose: Sewer system
Area Affected: A 20-foot wide portion



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F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Skagit County
Dated: January 18, 2005
Recorded: March 17, 2005
Auditor's No.: 200503170064
Purpose: Avigation Easement
Area Affected: Subject property

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: May 4, 2007
Recorded: July 10, 2007
Auditor's No.: 200707100078
Purpose: "...water...related facilities..."
Area Affected: Portion of the subject property

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Sierra Pacific Industries
Dated: June 9, 2008
Recorded: June 11, 2008
Auditor's No.: 200806110060
Purpose: Utilities as described therein
Area Affected: Two easement lines within the West 35 feet

Said Easement was amended by document recorded December 19, 2009 as Auditor's File No. 200912170055.

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

Executed By: Port of Skagit County
Recorded: March 5, 2009
Auditor's No.: 200903050091
Regarding: Notice of Airport Noise and Overflight Effects

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.

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

Executed By: Sierra Pacific Industries
Recorded: December 2, 2009
Auditor's No.: 200912020038
Regarding: "Protected Critical Area Site Plan" filed on adjoining property

Reference is hereby made to the record for the full particulars of said notice/agreement may have changed or may in the future change



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K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Sierra Pacific Industries
Recorded: December 21, 2009
Auditor's No.: 200912210102
Purpose: Storm Water System
Area Affected: Easement over Pond Tract F and McFarland Road

Said Easement was amended by document recorded December 29, 2009 as Auditor's File No. 200912290047.

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Sierra Pacific Industries
Recorded: December 17, 2009
Auditor's No.: 200912170053
Purpose: Sanitary Sewer System
Area Affected: Easement over McFarland Road and Lot 8

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Sierra Pacific Industries
Recorded: December 17, 2009
Auditor's No.: 200912170052
Purpose: Access and utilities
Area Affected: Easement over McFarland Road

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Sierra Pacific Industries
Recorded: December 17, 2009
Auditor's No.: 200912170054
Purpose: Utilities
Area Affected: Easement over Tract B of Boundary Line Adjustment recorded as Auditor's File No. 200803040059



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