

RETURN ADDRESS:

Joshua and Danielle Howard
PO Box 2
Concrete WA 98237



201012300063

Skagit County Auditor

12/30/2010 Page

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5 10:41AM

LAND TITLE OF SKAGIT COUNTY

138253-00


Document Title:

Bargain and Sale Deed

Grantor:

Bray, Ronald, married man as his separate property

Grantee:

 OH
Howard, Joshua and Howard, Danielle, husband and wife

Legal Description (abbreviated: (i.e., lot, block, plat or section, township, range):

A portion of government Lots 8, 9, and 10 of Section 22, Township 35 North, Range 6 East W.M., Skagit County, Washington

Assessor's Property Tax Parcel/Account Number(s):

350622-0-011-0104 /P41840
350623-0-004-0002 /P41873
350622-0-013-0002 /P41842
350622-0-016-0009 /P41845
350622-0-014-0001 /P41843
350622-0-016-0100 /P120132

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3986

DEC 30 2010

Amount Paid \$ 2247.80
Skagit Co. Treasurer
By  Deputy

BARGAIN AND SALE WARRANTY DEED

THE GRANTOR, RONALD BRAY, married man as his separate property, for and in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to the GRANTEE, JOSHUA HOWARD AND DANIELLE HOWARD, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, including without limitation all improvements thereon and appurtenances thereof:

Parcel A:

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ (also called Government Lot 10) of Section 22, Township 35 North, Range 6, East W.M. lying North of the Northerly edge of a logging road which is defined as a line running approximately as follows:

Begin at a point 2,640 feet South of the Section corner common to Sections 14, 15, 22, and 23, Township 35 North, Range 6, East, W.M., which point is the approximate Northeast corner of the said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and running thence South 47° West 263.6 feet; thence South 61° west 1,071.3 feet; thence South 57° West 226.9 feet to a point which is approximately 857.6 feet South of the approximate Northwest corner of the said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

Parcel B:

All Government Lot 9 and that portion of Government Lot 8, lying Northerly of the County road, all in Section 22, Township 35 North, Range 6 East, W.M.

ALSO that part of Government Lot 4 of Section 23, Township 35 North, Range 6 East, W.M., lying North of the County road.

EXCEPT that portion of Government Lot 8, Section 22, Township 35 North, Range 6 East, W.M., lying Northerly of the mean high water mark on the North bank of the Skagit River, but subject to the rules of accretion, erosion, avulsion, and reliction that may hereafter affect the property and the location of the Skagit River.

Situate in the County of Skagit, State of Washington.



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Parcel C:

That portion of Government Lot 8, Section 22, Township 35 North, Range 6 East, W.M., lying Northerly of the existing United States Forest Service Road known as the Cumberland Creek Road and Southerly of the existing County Road.

Situate in the County of Skagit, State of Washington.

| <u>Tax Account No.</u> | <u>Corresponding Property Id. No.</u> |
|------------------------|---------------------------------------|
| 350622-0-011-0104 | P41840 |
| 350623-0-004-0002 | P41873 |
| 350622-0-013-0002 | P41842 |
| 350622-0-016-0009 | P41845 |
| 350622-0-014-0001 | P41843 |
| 350622-0-016-0100 | P120132 |

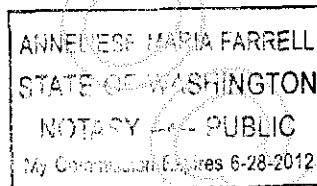
("Property")

Subject to the encumbrances, if any, set forth in Exhibit "A" attached hereto.

Dated this 29th day of DECEMBER, 2010.

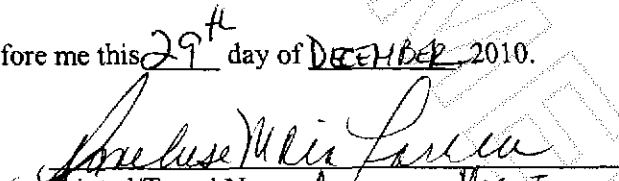

Ronald Bray

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT) ss.



I certify that I know or have satisfactory evidence that Ronald Bray is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN to before me this 29th day of DECEMBER, 2010.


Printed/Typed Name: ANNEIESE MARIA FARRELL
NOTARY PUBLIC in and for the State of
Washington, residing at: LA CONNER
My appointment expires: 6/28/12



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EXHIBIT "A" TO BARGAIN AND SALE WARRANTY DEED

A. RESERVATIONS CONTAINED IN DEED:

Recorded: May 3, 1928
Auditor's No.: Volume 147 of Deeds, page 125
As Follows:

"The Grantor reserves unto itself all mineral and mineral rights with the right to enter into and on said premises and mine and remove such mineral from said premises at any and all times, and that the said grantor reserves the right to at any and all times build, construct and maintain logging roads and logging railroads and to keep and maintain the same, and also to build, construct and maintain logging camps thereon for the purpose of logging any and all timber that it now owns or may hereafter acquire or own or be interested in said these reservations shall be in perpetuity.
(Affects Government Lot 9, Section 22 and Government Lot 4, Section 23)

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Marona Mill Company
Purpose: Water pipeline
Area Affected: Government Lot 8
Dated: July 5, 1950
Recorded: July 11, 1950
Auditor's No.: 484121

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: Single line of poles
Area Affected: Government Lot 9 in Section 22
Dated: February 25, 1959
Recorded: April 22, 1959
Auditor's No.: 579388

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America
Purpose: Right of way for an existing road to be reconstructed, used, operated, patrolled, repaired, and maintained
Area Affected: Cumberland Creek Road
Dated: Not disclosed
Recorded: December 27, 1961
Auditor's No.: 616101



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EXHIBIT "A" TO BARGAIN AND SALE WARRANTY DEED

EXCEPTIONS CONTINUED:

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America
Purpose: Right of way for an existing road to be located, constructed, reconstructed, used, operated, patrolled, repaired, and maintained
Area Affected: Cumberland Creek Roads, Project No. 35
Dated: January 3, 1962
Recorded: January 9, 1962
Auditor's No.: 616553

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America
Purpose: Right of way for an existing road to be located, construct, reconstructed, used, operated, patrolled, repaired, and maintained
Area Affected: Cumberland Creek Roads, Project No. 35
Dated: Not disclosed
Recorded: March 9, 1962
Auditor's No.: 618917

- G. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of the Skagit River.

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The State of Washington, acting by and through the Department of Natural Resources
Purpose: A Forestry Riparian Easement under the Salmon Recovery Act
Area Affected: Subject property
Dated: June 3, 2005
Recorded: June 30, 2005
Auditor's No.: 200506300113



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