

After Filing Return To:

Puget Sound Energy

PO BOX 97004 / OSE -105

BOONVILLE WA 98004



201106200180

Skagit County Auditor

6/20/2011 Page

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**SPECIAL WARRANTY DEED**

GUARDIAN NORTHWEST TITLE CO.

**Grantors:** Seefeld Corporation, a Washington corporation

100795

**Grantee:** Puget Sound Energy, Inc., a Washington corporation

**Abbreviated Legal Description:**

Portion of Sections 28 and 33, Township 36 North, Range 8 East, W.M.,  
King County, Washington.

Complete legal description is on attached Exhibit A.

**Assessor's Property Tax Parcel Account Number:** 360828-3-002-0200 (P111036);  
360833-2-003-0006 (P51663); 360833-2-004-0003 (P51668)

**Reference Numbers of Documents Assigned or Released:** None

## SPECIAL WARRANTY DEED

Seefeld Corporation, a Washington corporation ("Grantor"), as part of an IRC Section 1031 like-kind exchange of real property, does hereby grant, bargain, sell, convey, and confirm to Puget Sound Energy, Inc., a Washington corporation ("Grantee"), the real estate legally described on Exhibit A attached hereto, situated in County of Skagit, State of Washington, subject to the exceptions to title set forth on Exhibit B attached hereto and incorporated herein by this reference.

Grantor, for itself and for its successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under Grantor and not otherwise, Grantor will forever warrant and defend the said described real estate.

Dated this 20<sup>th</sup> day of June, 2011.

### GRANTOR:

Seefeld Corporation,  
a Washington corporation

By: Tom M. Hanson  
Tom Hanson, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 20 2011

Amount Paid \$  
Skagit Co. Treasurer  
By MG Deputy

Seattle/06/16/11  
DWT 17407092v1 0084380-000002



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Skagit County Auditor

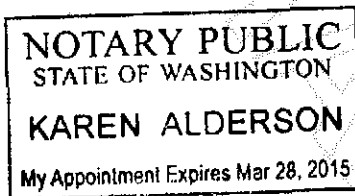
STATE OF WASHINGTON

COUNTY OF Skagit

) ss.

On this 30<sup>th</sup> day of June, 2011, before me, a Notary Public in and for the State of Washington, personally appeared Tom Hanson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the President of Seefeld Corporation to be the free and voluntary act and deed of said corporation for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Karen Alderson  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bessingham  
My appointment expires 3 28 15  
Print Name KAREN ALDERSON



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## EXHIBIT A

### Legal Description of the Property

The real property situated in Skagit County, Washington, described as follows:

#### PARCEL "A":

The Southwest  $\frac{1}{4}$  of Section 28, Township 36 North, Range 8 East, W.M., EXCEPT the following described tracts:

- a) That certain 50 foot strip conveyed to Lyman Timber Company by deed recorded October 28, 1937 in Volume 173 of Deeds, page 197 under Auditor's File No. 296044;
- b) Those portions deeded to Skagit County by instruments recorded September 16, 1968 and April 23, 1975, under Auditor's File Nos. 718191 and 816476, respectively; and
- c) That portion of the Southwest  $\frac{1}{4}$  lying Northwesterly of the Northwesterly line of the existing County Road right-of-way commonly known as the Baker Lake Highway in Section 28, Township 36 North, Range 8 East, W.M..

TOGETHER WITH: The Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 28, Township 36 North, Range 8 East, W.M., EXCEPT the existing as-built county road right-of-way commonly known as the Burpee Hill Road.

#### PARCEL "B":

The North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 33, Township 36 North, Range 8 East, W.M., EXCEPT the following described tracts:

- a) That certain 50 foot strip conveyed to Lyman Timber Company by deed recorded October 28, 1937 in Volume 173 of Deeds, page 197, under Auditor's File No. 296044;
- b) That portion deeded to Skagit County by deed recorded September 16, 1968, under Auditor's File No. 718191; and
- c) That portion of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  lying Northwesterly of the Northwesterly line of the existing County Road right-of-way commonly known as the Baker Lake Highway in Section 33, Township 36 North, Range 8 East, W.M..

TOGETHER WITH: The Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ , the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 33, Township 36 North, Range 8 East, W.M..

#### PARCEL "C":

The Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Township 36 North, Range 8 East, W.M..

#### "PARCEL D":

Those easement rights for ingress and egress established by document dated June 10, 1964 and recorded June 23, 1964 as Auditor's File No. 652265 as amended by document recorded February 9, 2011, as Auditor's File No. 201102090016 over and across a portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 33, Township 36 North, Range 8 East, W.M.; EXCEPT that portion conveyed to the State of Washington by deed recorded December 21, 1948 as Auditor's File No. 426317.



## EXHIBIT B

### List of Title Exceptions

1. The lien for general taxes and special assessments not yet due and payable.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of the property or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, encroachments, or any other facts which a correct or accurate ALTA/ACSM Land Title survey of the property would disclose, whether or not shown by the public records.
5. (A) Unpatented mining claims; (B) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) water rights, claims or title to water, whether or not the matters excepted under (A), (B) or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
6. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Any service, installation, connection, maintenance, construction, tap, or reimbursement charges/costs for sewer, water, garbage or electricity.
8. The property has been classified as "Reforestation Land". If the forest crop thereon is to be harvested, it is subject to assessment of a "yield tax" as provided in RCW 84.28.
9. Notice of Continuance recorded May 31, 2011 as Auditor's File No. 201105310103.
10. Lack of an existing easement or right-of-way in favor of the property providing access across the existing road through Skagit County Tax Parcel P51660.
11. Easement Agreement dated June 13, 2011 from Seefeld Corporation to Michael Hayes recorded concurrently with and immediately prior to the recording of this Special Warranty Deed.

[List of Title Exceptions Continued on Next Page]



**Additional Title**

**EXCEPTIONS:**

A. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

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

In Favor Of: David Tozer and Julia Tozer McCuish, et ux  
Recorded: August 23, 1918  
Auditor's No.: 127185 and 127187  
For: Logging roads and other matters disclosed therein

See also concurrent recordings, Auditor's File Nos. 127184 and 127186.

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: State Division of forestry  
Recorded: October 17, 1938  
Auditor's No.: 306698  
Purpose: Forest protection road  
Area Affected: 50 foot strip conveyed to Lyman Timber Company

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Weyerhaeuser Timber Company  
Recorded: December 22, 1947  
Auditor's No.: 412520  
Purpose: Logging roads and related uses  
Area Affected: Parcels "A" and "B"

**E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: State of Washington, Department of Game  
Recorded: June 22, 1983  
Auditor's No.: 8306220026  
Purpose: Vehicular and pedestrian access  
Area Affected: Portion of Parcel "A"



F. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Weyerhaeuser Company  
Recorded: August 25, 1986  
Auditor's No.: 8608250031  
Affects: Parcel "C"

G. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Wolf von Teichman, Trustee  
Recorded: October 2, 1987  
Auditor's No.: 87100200110  
Affects: Parcel "C"

Said reservation may be an attempt to restate the reservation recorded as Auditor's File No. 8602250031.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Seefeld Corporation  
Recorded: February 9, 2011  
Auditor's No.: 201102090016  
Purpose: Road easement  
Area Affected: Parcel "D"

Said easement amends Easement recorded June 23, 1964 as Skagit County Auditor's File No. 652265.



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