

RECORDING REQUESTED BY:

Laura Minton Breckenridge
P.O. Box 178
Bow, WA 98232-0178



201108290164

Skagit County Auditor

8/29/2011 Page

1 of

5 3:55PM

WHEN RECORDED MAIL TO:

Forest Legacy Fund III, LLC
Bill Turner
520 Pike Street, Suite 2600
Seattle, WA 98101

LAND TITLE OF SKAGIT COUNTY

39916-0E

(Space above this line is for Recorder's use)

BARGAIN AND SALE DEED

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: Bargain and Sale Deed**Grantor:** POLYGON FINANCIAL 05, LLC, a Washington limited liability company**Grantee:** FOREST LEGACY FUND III, LLC, an Oregon limited liability company**Reference Number(s) of Documents Assigned or Released:** N/A**Abbreviated Legal Description:** Ptn NE 1/4 NW 1/4, SW 1/4, Sec.6

Ptn NE 1/4 & SE 1/4, Sec. 7

Ptn SW 1/4, Sec.8

ALL Twn. 36 N., Range 4 East, W.M.

Complete or Additional Legal Description on Exhibit A of Document.**Assessor's Parcel Number(s):** 360406-1-002-0012, 360407-1-001-0012 and 360408-0-011-0003

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, POLYGON FINANCIAL 05, LLC, a Washington limited liability company, hereby bargains, sells, and conveys to FOREST LEGACY FUND III, LLC, an Oregon limited liability company, the real property located in the County of Skagit, State of Washington, more particularly described in **Exhibit A**, attached hereto.

SUBJECT TO those matters set forth on **Exhibit B**, attached hereto and incorporated herein by this reference.

DATED: August 22, 2011**GRANTOR:**

POLYGON FINANCIAL 05, LLC, a Washington limited liability company

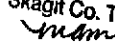
By: 

Werner K. Paulus, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2596

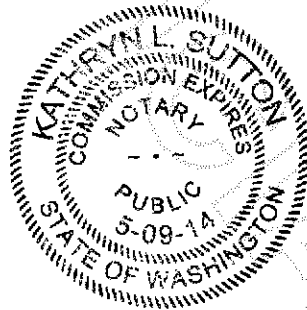
AUG 29 2011


Amount Paid \$ 14,690.00
Skagit Co. Treasurer
P.  D:

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On August 22, 2011, before me, Kathryn L. Sutton, personally appeared Werner K. Paulus, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




Printed Name: Kathryn L. Sutton
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My Commission Expires: May 9, 2014



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EXHIBIT A
to
Deed
Legal Description

Schedule "A-1"

139916-OE

DESCRIPTION:

PARCEL 360406:

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; **AND** the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; **AND** the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, EXCEPT that portion lying within the right-of-way of Abbey Road; **AND** that portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, lying Easterly of the U.S. Highway 99, as conveyed to the State of Washington by deed recorded under Auditor's File No. 253009, EXCEPT any portion conveyed to Skagit County by deed recorded January 4, 1912, under Auditor's File No. 88421 (Volume 87 of Deeds, page 563); the Southeast $\frac{1}{4}$; **ALL** lying within Section 6, Township 36 North, Range 4 East, W.M.

EXCEPT that portion conveyed to the Fairhaven and Southern Railroad Company by deed recorded August 14, 1890, in Volume 13 of Deeds, page 91, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL 360407:

The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$; **AND** the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M.;

EXCEPT the Southwest $\frac{1}{4}$ of the said Northwest $\frac{1}{4}$ of the Northeast ^{east} ~~Northwest~~ $\frac{1}{4}$ thereof;

TOGETHER WITH that portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 7, Township 36 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 7, being the true point of beginning;
thence South $02^{\circ}20'00''$ East along the East boundary of said Section 7, a distance of 87.87 feet;
thence North $45^{\circ}24'05''$ West, a distance of 128.38 feet to a point on the North boundary of said Southeast $\frac{1}{4}$;
thence South $88^{\circ}28'10''$ East, a distance of 87.87 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL 360408:

The West 60 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 36 North, Range 4 East, W.M.,

EXCEPT that portion lying South of the North margin of the County road as conveyed by deed recorded under Auditor's File No. 463822,

AND EXCEPT the West 12.00 feet of the South 314.00 feet of the remainder.

Situate in the County of Skagit, State of Washington.



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EXHIBIT B

to Deed

Permitted Exceptions

The land described herein has been designated as Classified Forest Lands and are subject to the provisions of RCW 84.33, which includes the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause increased assessment rate for present and past years. Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form attached to the excise tax affidavit.

NOTICE OF CONTINUANCE:

Recorded: June 21, 2011
Auditor's No.: 201106210018

Exceptions for Parcel 360406:

A. RESERVATIONS CONTAINED IN DEED:

Executed By:	August Buschmann and Mathilde Buschmann, husband and wife
Recorded:	March 24, 1954
Auditor's No.:	499523
As Follows:	Reserving unto the Grantors all coal, oil, gas and other minerals on, in and under the above described property, together with the right of ingress and egress over, upon and across said property and the right to erect and maintain all necessary machinery, equipment, storage facilities and buildings in connection with finding, saving, mining, treating, storing and removing any all such minerals.

Exceptions for Parcel 360407:

A. Right, title and interest of the Alger Light and Water Company in and to a 20 foot wide strip of land, the centerline of which is 5 feet East of and parallel to the section line between Sections 7 and 8, Township 36 North, Range 4 East, W.M., as disclosed by Deed recorded January 14, 1925, under Auditor's File No. 180145, in Volume 134 of Deeds, page 403, records of Skagit County, Washington.

B. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded:	February 7, 1978
Auditor's No.:	873398
Executed By:	Joe R. Corbell and Lorena D. Corbell, husband and wife
As Follows:	Pursuant to the direction of the Skagit County Planning Commission and to assure compliance with the Skagit County subdivision ordinance, Parcel 2 described above shall not be used for building purposes until approved by all appropriate Skagit County officials.



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Exceptions for Parcel 360408:

- A. Right, title and interest of the Alger Light and Water Company in and to a 20 foot wide strip of land, the centerline of which is 5 feet East of and parallel to the section line between Sections 7 and 8, Township 36 North, Range 4 East, W.M., as disclosed by Deed recorded January 14, 1925, under Auditor's File No. 180145, in Volume 134 of Deeds, page 403, records of Skagit County, Washington.

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For:	Water pipe line
In Favor Of:	Alger Light and Water Company
Recorded:	August 1, 1929 and September 21, 1929
Auditor's Nos.:	225557 and 226964
Affects:	A 20 foot wide strip of land, the exact location of which is not disclosed on the record



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Skagit County Auditor