



201202280151

Skagit County Auditor

2/28/2012 Page

1 of

7 11:58AM

**WHEN RECORDED RETURN TO:**

BUREAU OF INDIAN AFFAIRS  
NORTHWEST REGIONAL OFFICE  
911 NE 11<sup>TH</sup> AVENUE  
PORTLAND, OREGON 97232

**LAND TITLE OF SKAGIT COUNTY**

**135468-SE**

**Grantor:** Upper Skagit Indian Tribe  
**Grantee:** The United States of America in Trust for the Upper Skagit Indian Tribe

**Legal Description:** PTN Gov. Lots 2 & 3, in 6-35-4 E WM; N1/2 of SE1/4, 31-36-4; & PTN NW1/4 of SW1/4, 32-36-4 E WM; SW1/4 of SE1/4, 31-36-4 E WM; PTN Lot 1, River Valley View Estates; PTN Lot 1, Plat of River Valley View Estates; PTN GL 1 & 2, 6-35-4 EWM

**Parcel Number:** P35839, P50414/ P50500, P50416, P119078, P123324

**STATUTORY WARRANTY DEED**

THE GRANTOR, Upper Skagit Indian Tribe, for and in Consideration of  
-----GIFT-----

In hand paid, conveys and warrants to THE UNITED STATES OF AMERICA IN TRUST FOR THE UPPER SKAGIT INDIAN TRIBE, the following described real estate, situated in the County of Skagit, State of Washington:

**PARCEL 35839:**

*That portion of Government Lots 2 and 3 in Section 6, Township 35 North, Range 4 East, W.M., lying Southerly of the Old Bow Hill County Road, (as located and established prior to January 18, 1963), Northerly of the county road as conveyed to Skagit County by deed dated January 18, 1963, recorded January 18, 1963, as Auditor's File No. 631052 and Easterly of P.S.H. #1, EXCEPT that portion, if any, lying within the boundaries of the following described tract:*

*Beginning at the Northwest corner of said Government Lot 2;*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012512  
FEB 28 2012

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *MB* Deputy

thence South 2°35'28" West along the West line thereof a distance of 1066.36 feet;  
thence South 87°24'32" East a distance of 542.13 feet to a ¾ inch iron pipe and the true point of beginning;  
thence North 35°31'45" West a distance of 123.81 feet to a ¾ inch iron pipe;  
thence North 11°01'45" East a distance of 68 feet, more or less, to the South line of the Country Road (Bow Hill Road);  
thence Easterly along the South line of said County Road a distance of 220 feet, more or less, to a point bearing North 48°04'10" East from the true point of beginning;  
thence South 48°04'10" West a distance of 213 feet, more or less, to the true point of beginning; EXCEPT County Road and right of way therefore, if any.

TOGETHER WITH that portion of Darrk Lane (Old Bow Hill, Warner Road, County Road No. 50010) as vacated pursuant to Skagit County Resolution R20070481 and Final Order recorded November 9, 2007, under Auditor's File No. 200711090143, a re-recording of document recorded under Auditor's File No. 200710090107, records of Skagit County, Washington.  
Situate in the County of Skagit, State of Washington.

**PARCEL 50414/PARCEL 50500:**

The North ½ of the Southeast ¼ of Section 31, and that portion of the Northwest ¼ of the Southwest ¼ of Section 32 lying West of the State Highway, all in Township 36 North, Range 4 East, W.M. EXCEPT that portion, if any, conveyed to the State of Washington, Department of Fisheries, including that conveyed by deed dated February 2, 1940, filed February 15, 1940, as File No. 321913 and recorded in Volume 180 of Deeds at page 30, AND EXCEPT that portion described as follows:

Beginning at the intersection of the West line of Highway 99 and the South line of the Northwest ¼ of the Southwest ¼ of said Section 32;  
thence West along said South line and the South line of the Northeast ¼ of the Southeast ¼ of said Section 31 to the Southwest corner of said Northeast ¼ of the Southeast ¼;  
thence North along the West line of said Northeast ¼ of the Southeast ¼ 660 feet;  
thence East parallel to the South line of said Northeast ¼ of the Southeast ¼ and said Northwest ¼ of the Southwest ¼ to the West line of said Highway 99;  
thence southerly along said highway to the point of beginning.  
Situate in the County of Skagit, State of Washington.

**PARCEL 50416:**

**Parcel A**

The Southwest ¼ of the Southeast ¼ of Section 31, Township 36 North, Range 4 East, W.M.  
Situate in the County of Skagit, State of Washington.

**Parcel B**

A non-exclusive easement for road and utilities as contained in instrument from Nielsen Brothers Inc. to Richard JPJ Enterprises, Inc., recorded January 4, 2002, under Auditor's File No. 200201040067, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



201202280151  
Skagit County Auditor

**PARCEL 119078:**

All that portion of Lot 1 as shown on "RIVER VALLEY VIEW ESTATES," as per plat recorded on May 7, 2001 under Auditor's File No. 200105070102, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1;  
thence North 01°35'01" East, along the West line of said Lot 1, a distance of 448.00 feet;  
thence South 57°45'27" East, a distance of 36.70 feet;  
thence South 20°34'51" East, a distance of 36.70 feet;  
thence South 02°00'00" East, a distance of 345.00 feet;  
thence South 29°58'52" East, a distance of 63.00 feet to the south line of said Lot 1;  
thence North 86°51'44" West, along said South line, a distance of 100.00 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO a 12.00 foot wide easement for ingress, egress over a portion of Lot 1, "RIVER VALLEY VIEW ESTATES," as per plat recorded on May 7, 2001 under Auditor's File No. 200105070102, records of Skagit County, Washington, said easement being 6.00 feet on each side, measured at right angles, from the following described centerline:

Beginning at the Southwest corner of said Lot 1;  
thence North 01°35'01" East, along the West line of said Lot 1, a distance of 448.00 feet to the true point of beginning;  
thence South 57°45'27" East, a distance of 36.70 feet;  
thence South 20°34'51" East, a distance of 36.70 feet;  
thence South 02°00'00" East, a distance of 345.00 feet to the terminus.

The sidelines of the above described easement shall be lengthened and foreshortened to terminate at the West line of said Lot 1.

Situate in the County of Skagit, State of Washington.

**PARCEL 123324:**

That portion of Government Lots 1 and 2, in Section 6, Township 35 North, Range 4 East, W.M. lying Northerly of the right of way for the Bow Hill County Road, as said road existed on April 16, 1968;

EXCEPT that portion thereof lying Southerly of the Old Bow Hill County Road, as said road existed on January 18, 1963.

TOGETHER WITH that portion of Darrk Lane (Old Bow Hill, Warner Road, County Road No. 50010) as vacated pursuant to Skagit County Resolution R20070481 and Final Order recorded November 9, 2007, under Auditor's File No. 200711090143, a re-recording of document recorded under Auditor's File No. 200710090107, records of Skagit County Washington.

Situate in the County of Skagit, State of Washington



201202280151  
Skagit County Auditor


*All containing approximately 133.78 acres, more or less.*

Title to the land herein described shall be subject to any existing easements for public roads and highway, for public utilities and for railroads and pipelines and any other rights of way of record.

This conveyance is made pursuant to the Act of June 18, 1934 (48 Stat. 984).

Tax Account Numbers: 350406-0-004-0005, 360431-4-002-0007, 360432-3-004-0006, 360431-4-004-0013, 4777-000-001-0100, 350406-1-001-0200

UPPER SKAGIT INDIAN TRIBE

  
Chairman

  
Secretary

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

On this 16th day of JANUARY, 2012 before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JENNIFER R. WASHINGTON and TINA TALLEY to me known to be the Chairman and Secretary, respectfully of the Upper Skagit Indian Tribe, a federally recognized Indian Tribe reorganized pursuant to the Indian Reorganization Act of 1934, as amended, that executed the foregoing instrument, and acknowledged the said instrument to be their free and voluntary act and deed of said Tribe, for the uses and purposes therein mentioned and on oath stated that they are authorized to execute the said instrument.



201202280151  
Skagit County Auditor

*All containing approximately 133.78 acres, more or less.*


Title to the land herein described shall be subject to any existing easements for public roads and highway, for public utilities and for railroads and pipelines and any other rights of way of record.

This conveyance is made pursuant to the Act of June 18, 1934 (48 Stat. 984).

Tax Account Numbers: 350406-0-004-0005, 360431-4-002-0007, 360432-3-004-0006, 360431-4-004-0013, 4777-000-001-0100, 350406-1-001-0200

*Dated: February 28, 2012*

UPPER SKAGIT INDIAN TRIBE

  
Chairman

  
Secretary

STATE OF WASHINGTON )

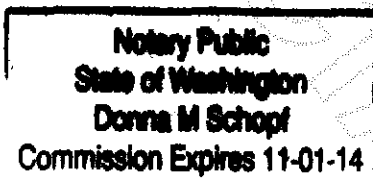
COUNTY OF SKAGIT )

On this 16th day of January, 2012 before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jennifer R. WASHINGTON and Tina Talley to me known to be the Chairman and Secretary, respectfully of the Upper Skagit Indian Tribe, a federally recognized Indian Tribe reorganized pursuant to the Indian Reorganization Act of 1934, as amended, that executed the foregoing instrument, and acknowledged the said instrument to be their free and voluntary act and deed of said Tribe, for the uses and purposes therein mentioned and on oath stated that they are authorized to execute the said instrument.



201202280151  
Skagit County Auditor

Witness my hand and official seal hereto affixed the day and year first above written.



Donna M. Schopf  
Printed Name: Donna M. Schopf  
Notary Public in and for the State of Washington  
Residing at Skagit County  
My Commission expires: November 1, 2014

Approved pursuant to 209 DM 8, 230 DM 1,  
3 IAM 4, 4a

Dated: January 16, 2012

\_\_\_\_\_  
Northwest Regional Director  
Bureau of Indian Affairs



201202280151  
Skagit County Auditor

Witness my hand and official seal hereto affixed the day and year first above written.


**Notary Public**  
**State of Washington**  
**Donna M Schopf**  
**Commission Expires 11-01-14**

Donna M Schopf  
Printed Name: Donna M. Schopf  
Notary Public in and for the State of Washington  
Residing at Skagit County  
My Commission expires: November 1, 2014

Approved pursuant to 209 DM 8, 230 DM 1,  
3 IAM 4, 4a

Acting

Dated: January 16, 2012

  
Northwest Regional Director  
Bureau of Indian Affairs



201202280151  
Skagit County Auditor