



201608190107

Skagit County Auditor

\$76.00

8/19/2016 Page

1 of

4 2:10PM

AFTER RECORDING RETURN TO:

KEVIN J. MOORE

KEVIN J. MOORE & ASSOCIATES

301 EAST COLORADO BLVD, SUITE 600

PASADENA CA 91101

Document Title: Bargain and Sale Deed

Reference Number(s) of Documents assigned or released: N/A

Grantor: GOODYEAR NELSON HARDWOOD LUMBER COMPANY, INC., a Washington corporation

Grantees: Goodyear Nelson Timberland One, Inc., a Delaware corporation
Goodyear Nelson Timberland Two, Inc., a Delaware corporation
Goodyear Nelson Timberland Three, Inc., a Delaware corporation
Goodyear Nelson Timberland Four, Inc., a Delaware corporation

Abbreviated Legal description: Lot 11, Lekcinton Acres

Full legal descriptions are on pages 2 of document.

Assessor's Property Tax Parcel/Account Numbers

P123393/4870-000-011-0000

P123587/4870-000-013-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/8/31
AUG 19 2016

Amount Paid 30
Skagit Co. Treasurer
By mb Deputy

BARGAIN AND SALE DEED

Grantor, GOODYEAR NELSON HARDWOOD LUMBER COMPANY, INC., a Washington corporation, for and in consideration of corporate reorganization, bargains, sells and conveys, including any after acquired interest therein, to Goodyear Nelson Timberland One, Inc., a Delaware corporation as to a 25.76% interest, Goodyear Nelson Timberland Two, Inc., a Delaware corporation as to a 28.90% interest, Goodyear Nelson Timberland Three, Inc., a Delaware corporation as to a 22.67% interest, and Goodyear Nelson Timberland Four, Inc., a Delaware corporation as to a 22.67% interest, as tenants in common, ("Grantees"), that certain real estate and improvements, situated in Skagit County, Washington, as legally described as follows:

Lot 11, "AMENDED PLAT OF LEKCINTON ACRES," approved September 14, 2009, recorded September 18, 2009, under Auditor's File No. 200909180031, being an amendment to Long Card No. 03-0319, approved September 13, 2005, and recorded on September 19, 2005, under Auditor's File No. 200509190141, records of Skagit County, Washington.

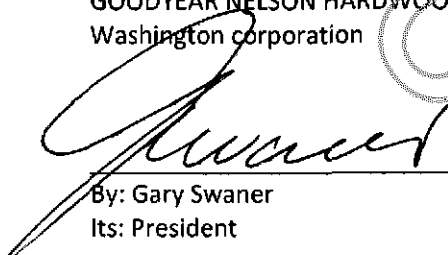
Situate in the County of Skagit, State of Washington.

SUBJECT TO all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to those shown on Schedule "B-10" of Land title Company's Preliminary Commitment No. 152174-OE.

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

DATED: this 9 day of August, 2016.

GOODYEAR NELSON HARDWOOD LUMBER COMPANY, INC., a
Washington corporation


By: Gary Swaner
Its: President

STATE OF CALIFORNIA)
)§
COUNTY OF SANTA CLARA)

I certify that I know or have satisfactory evidence that GARY SWANER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a PRESIDENT of GOODYEAR NELSON HARDWOOD LUMBER COMPANY, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this ____ day of _____, 2016.

See attached

Notary Public in and for the State of Washington.
My Commission Expires: _____.

Right to Manage Natural Resource Lands Disclosure

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

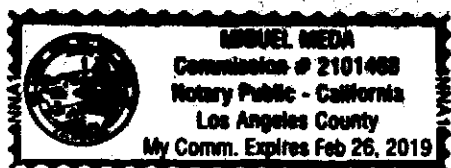
State of California)

County of Los Angeles)On August 9th 2016 before me, Miguel Meda, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Gary Swaner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Bargain and Sale Deed Document Date: 8-9-16
Number of Pages: 3 Signer(s) Other Than Named Above: _____**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____