



201608190108

Skagit County Auditor  
8/19/2016 Page

\$78.00  
1 of 6 2:11PM

**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:** Ptn NE NW 35-35-5;E1/2SW1/4 13-36-3;Ptn N1/2S1/2 14-36-3;  
Ptn SW1/4SW1/4 28-36-4;Ptn SE1/4SE1/4, 29-36-4 E.W.M.

Full legal descriptions are on pages 5-6 of document.

**Assessor's Property Tax Parcel/Account Numbers**

- P40701/350535-2-002-0007
- P40672/350535-0-001-0002
- P47851/360313-3-003-0001
- P47852/360313-3-004-0000
- P47889/360314-3-002-0001
- P47888/360314-3-001-0002
- P47892/360314-4-001-0000
- P50195/360428-3-008-0008
- P50332/360429-4-006-0007

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20163632

AUG 19 2016

Amount Paid \$  
Skagit Co. Treasurer  
By *Mh* Deputy

**BARGAIN AND SALE DEED**

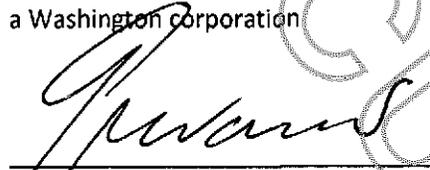
Grantor, GOODYEAR NELSON HARDWOOD LUMBER COMPANY, INC., a Washington corporation, for and in consideration of corporate reorganization, bargains, sells and conveys, including any after acquired interest therein, to Goodyear Nelson Timberland One, Inc., a Delaware corporation as to a 25.76% interest, 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 in Exhibit A, attached hereto and incorporated herein by this reference.

SUBJECT TO all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to those shown on Schedules "B-2", "B-3" and "B-4" of Land title Company's Preliminary Commitment No. 152175-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 California.  
My Commission Expires: \_\_\_\_\_.

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**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 9<sup>th</sup> 2010 before me, Miguel Meda, Notary Public  
Date Here Insert Name and Title of the Officer

personally 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 [Handwritten 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 Document**

Title or Type of Document: Bargain and Sale Deed Document Date: 8-9-10  
Number of Pages: 5 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: \_\_\_\_\_

**EXHIBIT A - LEGAL DESCRIPTIONS**

Tax Parcel Nos. P40701/350535-2-002-0007; P40672/350535-0-001-0002

That portion of the right-of-way of the former Puget Sound and Cascade Railway Company as conveyed by deed recorded November 18, 1912, in Volume 90 of Deeds, page 413, under Auditor's File No. 93811, records of Skagit County, Washington lying within the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 35 North, Range 5 East, W.M. and lying Northerly and Westerly of East Gilligan Road as currently located and established.

ALSO that portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 35 North, Range 5 East, W.M., lying Northerly and Westerly of East Gilligan Road as currently located and established.

EXCEPT that parcel as conveyed by the Sedro Woolley School District by deed recorded under Auditor's File NO. 390481 records of Skagit County.

ALSO EXCEPT that portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 35 North, Range 5 East, W.M., lying Northerly of the Northerly line of the right-of-way for the South Skagit Highway, as conveyed to Skagit County by deeds recorded January 30, 1958, and July 21, 1970, under Auditor's File Nos. 561252, 561253 and 741401, respectively, records of Skagit County, Washington.

AND ALSO EXCEPT the right-of-way for the South Skagit Highway, as conveyed to Skagit County by deeds recorded January 30, 1958, and July 21, 1970, under Auditor's File Nos. 561252, 561253 and 741401, respectively, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

Tax Parcel Nos. P47851/360313-3-003-0001; P47852/360313-3-004-0000

The West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 36 North, Range 3 East, W.M.;

EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

Tax Parcel Nos. P47889/360314-3-002-0001; P47888/360314-3-001-0002;  
P47892/360314-4-001-0000

The North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  in Section 14, Township 36 North, Range 3 East, W.M.;

EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

EXHIBIT A - LEGAL DESCRIPTIONS – CONTINUED

P50195/360428-3-008-0008; P50332/360429-4-006-0007

The Northwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 28, and the North ½ of the Southeast ¼ of the Southeast ¼ and the Southwest ¼ of the Southeast ¼ of the Southeast ¼ of Section 29, all in Township 36 North, Range 4 East, W.M.

ALSO, all right and interest of the Grantors in an easement from Bloedell Timberland Development, Inc., and Jerome Piland and Elinor Piland, his wife, to George R. Hoer, dated July 26, 1951, over the South 30 feet of that part of the Northwest ¼ of the Southeast ¼ lying East of the then existing public road, and the South 30 feet of the West 150 feet of the Northeast ¼ of the Southeast 1/4, all in said Section 29.

Situate in the County of Skagit, State of Washington.