



201610070164

Skagit County Auditor
10/7/2016 Page

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6

\$78.00

3:29PM

Return AddressNicholas M. Frost
Hershner Hunter, LLP
180 East 11th Avenue
Eugene, OR 97401**Land Title and Escrow** 155942-5e**Document Title(s)** (or transactions contained therein):

1. Statutory Warranty Deed

Reference Number(s) of Documents assigned or released: N/A
(on page ___ of documents(s))**Grantor(s)** (Last name first, then first name and initials):

1. Mary's River Lumber Co., an Oregon corporation
- 2.
3. ☐ Additional names on page ___ of document.

Grantee(s) (Last name first, then first name and initials):

1. Northwest Hardwoods, Inc., a Delaware corporation
- 2.
3. ☐ Additional names on page ___ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 1, SP 30-75; Being A Ptn Of NE & NE, TGW Ptn SE NE, 35-36-3 E W.M.

☒ Full legal is on page 3 of document.**Assessor's Property Tax Parcel/Account Number**

P4869;1 P48701; and P128426

STATUTORY WARRANTY DEED

The grantor, Mary's River Lumber Co., an Oregon corporation ("Grantor"), for and in consideration of \$10.00 and other valuable consideration in hand paid, conveys and warrants to Northwest Hardwoods, Inc., a Delaware corporation ("Grantee"), that certain real estate situated in Skagit County, Washington, described on the attached **EXHIBIT A**, subject to the encumbrances set forth on the attached **EXHIBIT B**.

DATED October 7th, 2016.

GRANTOR:

MARY'S RIVER LUMBER CO., an Oregon corporation

20164609
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 07 2016

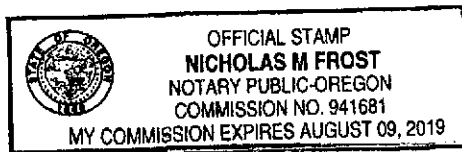
Amount Paid \$ 17956.30
By Skagit Co. Treasurer
Deputy

By: [Signature]
Brad Kirkbride, President

STATE OF OREGON)
County of LANE) : ss.

I certify that I know or have satisfactory evidence that Brad Kirkbride is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of Mary's River Lumber Co., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 5, 2016



[Signature]
Notary Public
Printed Name: NICHOLAS M. FROST
My Appointment Expires: AUGUST 9, 2019

EXHIBIT A

Legal Description

PARCEL "A":

Tract 1 of Short Plat No. 30-75, approved September 15, 1975, and recorded September 18, 1975, under Auditor's File No. 823695, in Volume 1 of Short Plats, page 63, records of Skagit County, being a portion of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 36 North, Range 3 East, W.M. ✓

TOGETHER WITH a non-exclusive easement 60 feet wide for ingress, egress and utilities, the centerline of which is concurrent with the centerline of easement as granted to Olympic Pipe Line company as per Auditor's File No. 651361, recorded June 3, 1964, records of Skagit County, and as delineated on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 36 North, Range 3 East, W.M.

ALSO, the South 40 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 36 North, Range 3 East, W.M.,

EXCEPT County road along the East line.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

Title Exceptions

1. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes.

For: A pipeline for the transportation of oil and gas and products thereof
In Favor of: Olympic Pipe Line Company
Recorded: June 3, 1964
Auditor's No.: 651361
Affects: A 50 foot wide strip of land the centerline of which is described as follows:

Beginning at a point on the Southerly right-of-way line of Colony Road, said point being located 963 feet Westerly along said right-of-way line from the East line of said Section 34; thence South 13 °45' West 144 feet; thence South 03°30' West 1,115 feet to a point on the South line of said property. Said point being located 240 feet Easterly along said South line from the Southwest corner of said property. Said 50 foot strip is delineated on the face of Short Plat No. 30-75.

Amendment to right of way contract, and the terms and conditions therein:

Dated: September 6, 2013
Recorded: September 9, 2013
Auditor's No.: 201309090038

2. Easement and the terms and conditions thereof:

Grantee: Olympic Pipe Line Company, a Delaware corporation
Purpose:

To construct, maintain, operate, repair, replace, change the size of, and remove in whole or in part, a pipe line or pipe lines for the transportation of oil and gas and the products thereof, water, or any other fluid or substance, with the necessary fittings, fixtures, valves, appurtenances and cathodic protection devies, and the right to maintain the right-of-way clear of trees, underbrush, buildings, and other obstructions.

Area Affected: A route to be selected by Grantee
Recorded: January 10, 1964, and August 3, 1966
Auditor's Nos.: 645262 and 686274

3. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes.

For: Ingress, egress and utilities
In Favor of: Property owner of Tract 2 of Short Plat No. 30-75
Recorded: September 26, 1975
Auditor's No.: 824061
Affects: A 60 foot wide strip the centerline of which is concurrent with the centerline of easement granted to Olympic Pipe Line Co. as recorded June 3, 1964, under Auditor's File No. 651361, records of Skagit County.

4. Covenants, conditions, restrictions, easements, notes, dedications, provisions and survey matters as described and/or delineated on the face of said plat or short plat, as follows:

Plat/Short Plat: SP#30-75
Auditor's No.: 823695

5. Easement and the terms and conditions thereof:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace, and enlarge an underground electric transmission and/or distribution system.

Area Affected:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the Northerly line of the above described property that is approximately 247 feet West of the East line thereof; thence following the approximate bearings and distances: South 15° East, 199 feet; South 38° East, 147 feet; Southerly 895 feet; South 88° West, 30 feet to its terminus.

Recorded: May 13, 1987
Auditor's No.: 8705130019

6. Terms and conditions of a Special Use Permit No. SPU 92-006, recorded May 18, 1993, under Auditor's File No. 9305180018.

7. Variance, and the terms and conditions thereof:

Variance No.: SU 04 0167
Recorded: January 11, 2005
Auditor's No.: 200501110090
Regarding: Reference is made to the record for full particulars

8. Agreement and the terms and conditions thereof

Between: Bow Hill Mill Inc.
And: Public
Dated: May 4, 2005
Recorded: May 5, 2005
Auditor's No.: 200505050064
Regarding: Aerobic Treatment Unit Service Agreement
(See instrument for full particulars)

9. Agreement and the terms and conditions thereof

Between: Olympic Pipe Line Company, a Delaware corporation
And: Port Gardner Timber Company, Inc.
Dated: July 16, 2008
Recorded: July 24, 2008
Auditor's No.: 200807240077
Regarding: Right-of-Way Encroachment Agreement
(See instrument for full particulars)

10. Agreement and the terms and conditions thereof

Between: Olympic Pipe Line Company, a Delaware corporation
And: Port Gardner Timber Company, Inc., a Washington corporation, also known as
Bow Hill Mill Company
Dated: February 23, 2009
Recorded: March 10, 2009
Auditor's No.: 200903100028
Regarding: Right of way encroachment agreement
(See instrument for full particulars)

11. Covenants, conditions, restrictions, easements, notes, dedications, provisions and survey matters as described and/or delineated on the face of said plat or short plat, as hereto attached:

Plat/Short Plat: SP #30-75
Auditor's No.: 823695

12. Matters disclosed and/or delineated on the face of the ALTA Survey, Job No. 213043, dated August 13, 2013, prepared by John Abenroth, Skagit Surveyors & Engineers, PLS Cert. #17651.

13. Restrictions on Use of Property and the terms and conditions thereof:

Between: Mary's River Lumber Co.
And: Alta Forest Products, LLC
Recorded: March 15, 2016
Auditor's No. 201603150079

14. Matters disclosed and/or delineated on the face of the ALTA Survey, Job No. JN216068, dated ~~September 28, 2016~~ ^{October 6, 2016}, prepared by John Abenroth, Skagit Surveyors & Engineers, PLS Cert. #17651.