



201612300143

Skagit County Auditor \$80.00
12/30/2016 Page 1 of 8 4:20PM

When recorded return to:
Pugot Sound Energy, Inc.
PO Box 97034
Bellevue, WA 98009

Recorded at the request of:

File Number: 110621

Statutory Warranty Deed

110621
GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Glacier Northwest, Inc., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Pugot Sound Energy, Inc a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Portions of Government Lots 8 and 9 in Section 2 and the SE ¼ SE ¼ in Section 3; and
Portions of Government Lot 1 and of the NW ¼ NE ¼ in Section 10; ALL in Township 35
North, Range 8 East, W.M.

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P43327, 350802-0-011-0006, P43326, 350802-0-010-0007, P43329, 350802-0-013-0004, P43372, 350803-4-005-0005, P43617, 350810-0-001-0008, P43619, 350810-0-003-0006

Dated December 29, 2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165920
DEC 30 2016

Glacier Northwest, Inc.

By: Ronald E. Summers
By: Ronald E. Summers, Senior Vice President-
Materials

Amount Paid \$ 4929.66
Skagit Co. Treasurer
By: mlm Deputy
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165922
DEC 30 2016

STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS.

On Dec. 29, 2016 before me, Margaret Ann Knight, Notary Public
personally appeared Ronald E. Summers, who 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.

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 Margaret Ann Knight (Seal)



EXHIBIT A

PARCEL "A":

That portion of Government Lot 9 in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the corner common to Section 2, 3, 10 and 11, Township 35 North, Range 8 East, W.M.;
Thence North $0^{\circ}00'15''$ East along the Section line 1296.50 feet to the $\frac{1}{16}$ corner and the true point of beginning;

Thence South $89^{\circ}59'45''$ East 226.00 feet;

Thence South $36^{\circ}59'43''$ West 375.6 feet to the Section line;

Thence North $0^{\circ}00'15''$ East 300 feet to the true point of beginning.

PARCEL "B":

All that portion of Government Lot 8 in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 35 North, Range 8 East, W.M., lying West of the following described line:

Beginning at the Northwest corner of Lot 8;

Thence South $40^{\circ}00'15''$ East a distance of 650 feet, more or less, to the Easterly margin of the County road as established in 1915;

Thence Southerly along the Easterly margin of the said County road a distance of 800 feet, more or less, to a point on the South line of Lot 8, which point is approximately 460 feet East of the Southwest corner Lot, Lot 8, EXCEPT said County road AND EXCEPT the following:

Beginning at the corner common to Sections 2, 3, 10 and 11, Township 35 North, Range 8 East, W.M.;

Thence North $0^{\circ}00'15''$ East along the Section line 1296.50 feet to the $\frac{1}{16}$ corner and the true point of beginning;

Thence continue North $0^{\circ}00'15''$ East 300 feet;

Thence South $89^{\circ}59'45''$ East 226.0 feet;

Thence South $36^{\circ}59'43''$ West 375.6 feet to the true point of beginning

ALSO EXCEPT that certain 30 foot wide strip of land conveyed to Skagit County for road purposes by deed dated October 31, 1914 and recorded November 25, 1914 under Auditor's File No. 105207 in Volume 98 of deeds, page 129, records of Skagit County, Washington

PARCEL "C":

All of Government Lot 9, Section 2, Township 35 North, Range 8 East, W.M., lying West of the following described line:

Commencing at the Northwest corner of Lot 9;
thence South 9°00'13" East along the West boundary of Lot 9, a distance of 738.22 feet to the point of beginning;
thence South 19°42'00" East a distance of 455.29 feet;
thence South 46°32'10" East a distance of 105.14 feet, more or less, to a point on the centerline of the Baker River and Shuksan Railroad as said railroad was located on January 2, 1915;
thence Southwesterly along the centerline of said Baker River and Shuksan Railroad as located a distance of 80 feet, more or less, to the South boundary of said Lot 9 and the terminus of said line, less railroad right of way, if any, AND ALSO EXCEPT County roads, if any.

ALSO EXCEPT that certain 60 foot wide county road entitled Billenberg Road as conveyed to Skagit County by deeds recorded March 8, 1895 under Auditor's File Numbers 21589 and 21591 in Volume 32 of Deeds, pages 11 and 13, records of Skagit County, Washington.

PARCEL "D":

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 35 North, Range 8 East, W.M., EXCEPT that portion thereof conveyed to Skagit County for the 60 foot wide Billenberg County Road by deed dated October 16, 1894 and recorded March 8, 1895 under Auditor's File No. 21591 in Volume 32 of Deeds, page 13, records of Skagit County, Washington.

ALSO EXCEPT all existing roads and railroad right-of-way.

PARCEL "E":

That portion of Government Lot 1 of Section 10, Township 35 North, Range 8 East, W.M., EXCEPT that portion lying Easterly of the Westerly line of the railroad right of way; ALSO EXCEPT the Plat of "Superior Heights Addition to Concrete" as per plat recorded in Volume 3 of Plats, page 89 records of Skagit County, Washington; EXCEPT any portion lying within Highway 17-A (Also known as Dillard Street); EXCEPT any portion thereof lying within any existing County road right of way, AND EXCEPT that portion thereof conveyed to Puget Sound Power and Light Company by deed dated March 16, 1925 and recorded April 16, 1925 under Auditor's File No. 182827 in Volume 136 of deeds, page 237 and by deed dated March 16, 1925 and recorded May 7, 1925 under Auditor's File No. 183519 in Volume 136 of deeds, page 393 and by deed dated May 2, 1961 and recorded June 1, 1961 under Auditor's File No. 608311 AND ALSO EXCEPT that portion thereof conveyed to Skagit County for Billenberg Road by deed recorded under Auditor's File No. 21590 in Volume 32 of deeds, page 12, records of Skagit County, Washington.

ALSO EXCEPT the following described tract:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 8 East W.M., described as follows:

Commencing at the Southwest corner of the Plat of "SUPERIOR HIEGHTS ADDITION TO THE TOWN OF CONCRETE", as recorded in Volume 3 of Plats, page 89, records of Skagit County, Washington; thence South $89^{\circ}41'26''$ East along the South line of said plat, a distance of 900.73 feet to the Southeast corner of said plat; thence South $89^{\circ}41'26''$ East along the extension of the South line of said plat, a distance of 147.60 feet to the true point of beginning; thence continuing South $89^{\circ}41'26''$ East, a distance of 117.10 feet to the West margin of State Highway 17-A (also known as Dillard Street), said West margin being 30.00 feet perpendicular to the asphalt centerline as located on May 25, 1993; thence North $0^{\circ}00'29''$ West along said West margin a distance of 132.90 feet; thence North $83^{\circ}02'54''$ West a distance of 39.96 feet; thence North $79^{\circ}00'02''$ West a distance of 71.00 feet; thence South $37^{\circ}15'15''$ West a distance of 32.98 feet; thence South $5^{\circ}37'13''$ East a distance of 125.00 feet to the true point of beginning.

PARCEL "F":

A tract of land in the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Southeast corner of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 8 East, W.M.;
Thence North 200 feet along the East line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
Thence West 150 feet;
Thence South 200 feet to the South line of said North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
Thence East to the point of beginning.

Exhibit B

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 110621

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENTS AND AGREEMENTS AND THE TERMS AND PROVISIONS THEREOF:

Between: John C. Eden, et al
And: Superior Portland Cement Co. and Baker River and Shuksan Railroad Co.
Dated: September 18, 1911 and September 5, 1914
Recorded: December 24, 1914 and December 24, 1914
Auditor's No.: 105636 and 105637
Regarding: Construction of dam, operation of railroad, etc.
Affects: Parcels "A", "B" and "C"

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: March 15, 1925 and April 25, 1928
Recorded: June 30, 1925 and April 25, 1928
Auditor's No.: 185339 and 212688
Purpose: Electric transmission lines
Affects: Parcels "C" and "D"

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Superior Portland Cement Co.
And: Puget Sound Power & Light Company
Dated: January 19, 1925
Recorded: March 19, 1952
Auditor's No.: 548778
Regarding: Dam construction, rights to overflow, transmission lines, etc.

Said Agreement contains references to Easements without specific legal descriptions and to Exhibits that are not attached.

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ALTA Plain Language Commitment

Commitment No.: 110621

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: February 26, 1958
Recorded: April 3, 1958
Auditor's No.: 563693
Purpose: Roadway to Grantees Microwave tower
Area Affected: J. Parcels "A", "B", "C" and "D"

2. Said Easement was amended by Auditor's File No. 200009180095.

3.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Western Washington Power Company
Dated: January 2, 1915
Recorded: January 11, 1915
Auditor's No.: 105860
Purpose: Railroad right of way

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Western Washington Power Company
Dated: January 2, 1915
Recorded: January 11, 1915
Auditor's No.: 105859
Purpose: Two electric transmission lines
Area Affected: Southeast ¼ of Southeast ¼ of Section 3 and North ½ of the
Northeast ¼ of Section 10, Township 35 North, Range 8
East W.M.
Affects: Parcels "D" and "E"

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Western Washington Power Company
Dated: January 2, 1915
Recorded: January 11, 1915
Auditor's No.: 105860, 105862 and 105863
Purpose: Matters relating to dam construction and operation

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 110621

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: October 11, 1967
Recorded: October 19, 1967
Auditor's No.: 705821
Purpose: Electric transmission line
Area Affected: Southeast ¼ of the Southeast ¼ of Section 3 and Southwest ¼ of the Southwest ¼ of Section 2, Township 35 North, Range 8 East W.M.
Affects: Parcels "C" and "D"

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Mount Baker Ski Area, Inc.
Dated: August 14, 2002
Recorded: August 15, 2002
Auditor's No.: 200208159100
Purpose: Microwave transmission site facility
Area Affected: Parcel "C" and other property

J. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Baker River

K. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: David Tozer Company
Recorded: November 21, 1914
Auditor's No.: 105142

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light
Recorded: April 3, 1958
Auditor's No.: 563694
Purpose: Electric lines as set forth therein
Area Affected: Parcel "B" and other property

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 110621

M. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Superior Portland Cement Company
Recorded: April 16, 1925 and May 7, 1925
Auditor's Nos.: 182827 and 183519

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: February 11, 1969
Auditor's No. 576422
Purpose: Electric transmission line
Area Affected: Subject properties as described therein