

AFTER RECORDING MAIL TO:

USIT
25944 Community Plaza Way
Sedro-Woolley, WA 98284



Skagit County Auditor
1/20/2017 Page 1 of 4 \$76.00
4 11:57AM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-160512-OE 1

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR B & C REAL ESTATE HOLDINGS, INC., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to UPPER SKAGIT INDIAN TRIBE, a federally recognized Indian Tribe the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn E 1/2 of NW 1/4 & Ptn NE 1/4, 7-35-54 E.W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P35914, P35913, P35915, P35920, P35924, 350407-1-008-0008, 350407-1-007-0009, 350407-1-010-0004, 350407-2-002-0002

Dated January 17, 2017

B & C Real Estate Holdings Inc., a Washington corporation

By: A.W. Dynes, President

2017244
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 20 2017

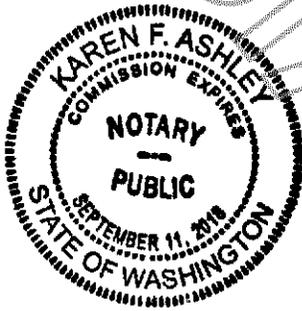
Amount Paid \$ 20,475.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that

A.W. Dynes
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated He is
is/are authorized to execute the instrument and acknowledge that as the
President of B & C Real Estate Holdings, Inc., a Washington corporation
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: January 20, 2017



Karen Ashley

Karen Ashley

Notary Public in and for the State of Washington

Residing at Sedro-Woolley

My appointment expires: 9/11/2018

EXHIBIT A

DESCRIPTION:

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, and of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ that is 950 feet East of the Southwest corner of said subdivision;
thence Northeasterly in a straight line to the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East along the North line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ to the centerline of the Samish River;
thence Southerly along the centerline of said Samish River to the South line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence West along the South line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to the point of beginning, EXCEPT County roads and rights of way therefore.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT County road rights of way, AND EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East along the North line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 950 feet;
thence Southwesterly in a straight line to a point on the South line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ that is 520 feet East of the Southwest corner of said subdivision;
thence West 520 feet to the Southwest corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence North to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT County road rights of way AND EXCEPT a 20 foot strip deeded to Skagit County for road purposes by deed recorded April 17, 1964, under Auditor's File No. 649320.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., lying Westerly of the former railroad right of way commonly known both as the Pacific Highway and as Old Highway 99, EXCEPT the North 20 feet thereof.

EXCEPT from Parcels "A" through "D" above, the following described tracts:

1. That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ lying between the centerline of the Samish River and a line drawn 25 feet Westerly of the line of mean high water of said river.
2. That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ lying between lines drawn 25 feet Easterly and 25 feet Westerly of the line of mean high water of the Samish River.
3. That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision as shown on the plat of "SAMISH RIVER PARK, DIVISION NO. 1", as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington;

thence South $89^{\circ}03'40''$ West along the North line of said subdivision, 296.42 feet to the true point of beginning;

thence South $3^{\circ}06'20''$ East 115.02 feet;

thence North $89^{\circ}03'40''$ East parallel with said North line, 88.00 feet;

thence South $3^{\circ}06'20''$ East 190.74 feet;

thence South $89^{\circ}03'40''$ West 220 feet, more or less, to the Samish River;

thence Northerly along said Samish River to an intersection with said North line of said subdivision;

thence North $89^{\circ}03'40''$ East along said North line, 280 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.