



Skagit County Auditor
12/20/2017 Page 1 of 9 1:32PM \$92.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Bradford E. Furlong
825 Cleveland Avenue
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175881
DEC 20 2017

FURLONG ♦ BUTLER
ATTORNEYS

Amount Paid \$26,705.⁰⁰
Skagit Co. Treasurer
By *M. M. M.* Deputy

(Space above this line is for Recorder's use)

BARGAIN AND SALE DEED

The information contained in this boxed section is for recording purposes only pursuant to RCW 356.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantors: Weyerhaeuser Company, a Washington corporation
Grantee: PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, a Washington public utility district
Reference Number(s) of Documents Assigned or Released: N/A
Abbreviated Legal Description: Ptn 2-34-5 E/W.M.
Complete or Additional Legal Description on Exhibit No. 1 of Document.
Assessor's Parcel Number(s): P30001

114835
GUARDIAN NORTHWEST TITLE CO.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WEYERHAEUSER COMPANY, a Washington corporation, successor by merger to Weyerhaeuser Columbia Timberlands LLC, which was successor by merger to Longview Timberlands, LLC, hereby conveys and warrants to PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, a Washington public utility district, the real property located in the County of Skagit, State of Washington, more particularly described in **Exhibit No. 1**, attached hereto.

SUBJECT TO: Only the permitted exceptions set forth in **Exhibit No. 2** attached hereto.

TO HAVE AND TO HOLD the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

Grantor covenants with Grantee that it will forever warrant and defend said title to said lands against all lawful claims and encumbrances done or suffered by it, but against none other

DATED: December 5, 2017

GRANTOR:

WEYERHAEUSER COMPANY, a
Washington corporation

By [Signature]
Name James R. Johnston
Title Vice President

ACKNOWLEDGMENT

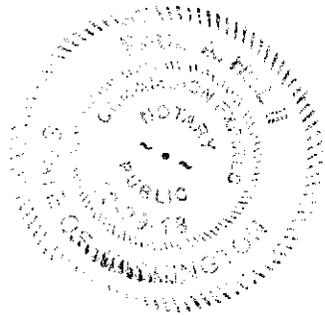
STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

On this 5th day of December, 2017 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James R. Johnston, the Vice President of Weyerhaeuser Company, the Washington corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the say and year first above written.



[Signature]
Printed Name: Paul A. Hill III
Notary Public in and for the State of Washington
Residing at Seattle
My Commission Expires: 10/29/2018

EXHIBIT No. 1

TO DEED

LEGAL DESCRIPTION

PARCEL A

A portion of Section 2, Township 34 North, Range 5 East, W.M., being more particularly described as follows:

BEGINNING at a point on the west line of the northwest quarter of said Section 2, said point being South 01° 23' 43" West 647.28 feet from the northwest corner thereof;
thence South 89° 01' 12" East along a line lying south 650 feet and parallel with the south line of Section 35, Township 35 North, Range 5 East, W.M., for a distance of 3714.00 feet;
thence South 01° 05' 14" West 2198.58 feet;
thence South 01° 41' 24" West for a distance of 604.05 feet;
thence South 58° 25' 14" West 1317.64 feet to the southeast corner of the northeast quarter of the southwest quarter of said Section 2;
thence North 88° 18' 20" West along the south line of said northeast quarter for a distance of 1314.17 feet to the southwest corner thereof;
thence North 01° 40' 10" East along the west line of said northeast quarter for a distance of 1332.87 feet to the northwest corner thereof;
thence North 88° 09' 56" West along the south line of the northwest quarter of said Section 2 for a distance of 1309.49 feet to the southwest corner thereof;
thence North 01° 23' 43" East along the west line of said northwest quarter for a distance of 2143.08 feet to the **POINT OF BEGINNING**.

Situate in the County of Skagit, State of Washington.

EXHIBIT No. 2

TO DEED

PERMITTED EXCEPTIONS

SUBJECT TO:

(i) liens for taxes, assessments and other governmental charges which are not yet due and payable as of the recordation of this deed;

(ii) all land use (including environmental and wetlands), building and zoning laws, regulations, codes and ordinances affecting the Property;

(iii) any rights of the United States of America, the State in which the Property is located or others in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the Property, including, without limitation, riparian rights and navigational servitudes;

(iv) title to that portion of the Property, if any, lying below the mean high water mark of abutting navigable rivers;

(v) all easements, rights-of-way, water rights, licenses and other such similar encumbrances apparent or of record;

(vi) all existing public and private roads and streets and all railroad and utility lines, pipelines, service lines and facilities;

(vii) all encroachments, overlaps, boundary line disputes, shortages in area, persons in possession, cemeteries and burial grounds and other matters not of record which would be disclosed by an accurate survey or inspection of the Property;

(viii) prior reservations or conveyances of mineral rights or mineral leases of every kind and character;

(ix) any loss or claim due to lack of access to any portion of the Property; and further

SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED:

Executed By: Great Northern Railway Company
Recorded: October 13, 1920
Auditor's No.: 145258
As Follows:

"Reserving all iron, ore, coal and other minerals together with the right to explore for, mine and remove the same"

A purported partial assignment of said mineral reservations, affecting a portion of the subject property, was made by document recorded as Auditor's File No. 200907240052.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES.

For: Pipe line or conduits, etc.
In Favor of: Clear Lake Water Corporation
Recorded: July 9, 1940
Auditor's File No. 327300

Said easement was assigned to Public Utility District No. 1 by document dated November 14, 1940, recorded November 16, 1940, under Auditor's File No. 352004.

C. RESERVATIONS CONTAINED IN DEED:

Executed By: Atlas Lumber & Shingle Company
Recorded: April 6, 1912
Auditor's No.: 90743
As Follows:

Excepting and reserving therefrom the rights to build, construct and locate and maintain on, over and across said Lot 3 of Section 2, a water flume, water pipe, reservoir, for use in connection with the water works plant, it being understood however, that no standing timber shall be cut, destroyed or removed in the work of the building, maintaining or repairing of said pipe, flume or reservoir, and in case any timber is so cut, destroyed or removed, the parties so cutting, destroying or removing such timber, shall pay to the grantee herein, a reasonable value therefore and license is hereby reserved to go upon said land for the purpose of building, constructing and locating said pipe, flume and reservoir at any time.

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES.

For: Pipe line
In Favor of: Skagit Improvement Company
Auditor's File No.: 92148
Affects: A portion of the subject property.

E. RESERVATIONS CONTAINED IN DEED:

Executed By: John Hancock Mutual Life Insurance Company
Recorded: November 7, 1994
Auditor's No.: 9411070066
As Follows:

EXCEPTING and reserving in Grantor hereof, its successors and assigns, a permanent, assignable, non-exclusive access easement for the purposes of construction, reconstruction, use by pedestrian and vehicular traffic, including but not limited to specialized logging equipment, logging trucks or other equipment used for growing, harvesting, or managing timber, and maintenance of roads for forestland and natural resource management, 60 feet in width, unless indicated otherwise, over and across existing roadways delineated on the maps annexed hereto as hereinafter identified and referenced and made a part hereof.

F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES.

For: A perpetual nonexclusive easement
In Favor of: Weyerhaeuser
Recorded: August 15, 1986
Auditor's File No.: 8608150015

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Longview Fibre Company
And: The Washington Dept. of Natural Resources
Recorded: January 30, 2004
Auditor's No.: 200401300177
Regarding: Road easement exchange
Affects: An Easterly portion of the subject property

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: PUD #1 of Skagit County
And: Georgia-Pacific Corporation
Recorded: November 18, 1969
Auditor's No.: 733103
Regarding: Watershed Agreement

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Grandy Lake Forest Associates Limited Partnership
Recorded: July 27, 1988
Auditor's No.: 8807270016
Purpose: Road for hauling forest products and related uses
Area Affected: A portion of Road B

J. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Puget Sound Power & Light Company
Recorded: March 18, 1936
Auditor's No.: 277225
For: Electric transmission lines and related purposes

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Improvement Company
Recorded: July 12, 1912
Auditor's No.: 92148
Purpose: Pipeline and related purposes

L. Right-of-way established by document recorded February 11, 1903 in Volume 50 of Deeds, Page 31, records of Skagit County, Washington.

M. Right-of-way established by document recorded February 23, 1910 in Volume 80 of Deeds, Page 19, records of Skagit County, Washington.

N. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: April 20, 2017
Auditor's No.: 201704200048
Shows: Line between East ¼ corner and Southeast corner of Section 35, Township 35 North, Range 5 East, W.M.

O. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: April 24, 1989
Auditor's No.: 8904240007
Purpose: Roads as set forth therein
Area Affected: Portions of Road B

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Georgia-Pacific Corporation
Recorded: November 13, 1985
Auditor's No. 8511130019
Purpose: Roads as set forth therein

Q. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: April 5, 1993
Auditor's No. 9304050156
Purpose: Roads as set forth therein
Area Affected: Road established by Auditor's File No. 9311170093

R. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John Hancock Mutual Life Insurance Co.
Recorded: November 17, 1993
Auditor's No. 9311170093
Purpose: Roads as set forth therein

S. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John Hancock Mutual Life Insurance Co.
Recorded: October 28, 1994
Auditor's No. 9410280040
Purpose: Roads as set forth therein

T. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Longview Fibre Co.
Recorded: February 5, 1998
Auditor's No. 9802050035
Purpose: Roads as set forth therein

U. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Dan Hinds, et ux
Recorded: January 5, 1996
Auditor's No.: 9601050070
For: Ingress, egress and utilities
Affects: Road established by Auditor's File No. 9802050035

V. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Recorded: November 13, 1989
Auditor's No. 8911130053
Purpose: Electric transmission and/or distribution system and related purposes
Area Affected: Road established by Auditor's File No. 9802050035

W. Question of the exact locations and widths of the Easement roads established by Auditor's File Nos. 9311170093, 9410280040, 9802050035 and 851130019.