

When recorded return to:
PERKINS COIE LLP
1201 Third Avenue, Suite 4900
Seattle, Washington 98101
Attention: Nathan F. Fahrner, Esq.



201804260051
Skagit County Auditor \$78.00
4/26/2018 Page 1 of 5 11:42AM

Land Title and Escrow

01-165813-
DE

Document Title(s) (or transactions contained therein): 1. RELINQUISHMENT OF MINERAL RESERVATION RIGHTS
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. KIMBERLY CLARK CORPORATION, AS successor-in-intrest to SCOTT PAPER COMPANY
Grantee(s) (Last name first, then first name and initials): 1. Moga Properties, LLC
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) Ptns Sec. 23-36-3; SW NW, Sec. 25-36-3; Ptns Sec. 26-36-3 <input checked="" type="checkbox"/> Full legal is on page 5 of document.
Assessor's Property Tax Parcel/Account Numbers P48123, P48134, P48136, P48244, P48301, P48303, P48304, P48305, P48383, P48384, P117909, P117911, P117912, P117913

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WHEN RECORDED RETURN TO
Perkins Coie LLP
1201 Third Avenue, Suite 4900
Seattle, WA 98101
Attn: Nathan Fahrer

Land Title and Escrow

01-165813-0E

TITLE	RELINQUISHMENT OF MINERAL RESERVATION RIGHTS
GRANTOR	KIMBERLY-CLARK CORPORATION, as successor-in-interest to SCOTT PAPER COMPANY
GRANTEE	MOGA PROPERTIES LLC
ABBREVIATED LEGAL DESCRIPTION.	Ptns Sec. 23-36-3; SW NW, Sec. 25-36-3; Ptns Sec. 26-36-3
ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBERS	360323-4-001-0009; 360323-4-009-0001; 360323-4-011-0007; 360325-2-003-0009; 360326-1-001-0002; 360326-1-003-0000; 360326-1-004-0009; 360326-1-005-0008; 360326-4-001-0006; 360326-4-002-0005; 360326-1-003-0100; 360326-1-001-0100; 360326-1-004-0100; 360326-1-005-0100

RELINQUISHMENT OF MINERAL RESERVATION RIGHTS

THIS RELINQUISHMENT OF MINERAL RESERVATION RIGHTS (this "Agreement") is made and entered into this 19 day of March, 2018 by Kimberly-Clark Corporation, a Delaware corporation (the "Mineral Owner"), the successor-in-interest to Scott Paper Company, a Pennsylvania corporation ("Scott Paper").

Recitals

A. Scott Paper was owner of that certain real property legally described on Exhibit A (the "Parcel"). Scott Paper transferred the fee title to the Parcel to Crown Pacific, Ltd. pursuant to a Bargain and Sale Deed dated July 7, 1989 and recorded under Skagit County Auditor's No. 8907070037, but reserved mineral rights to all metals, precious or base, metallic and nonmetallic minerals, ores, mineral products, mineral materials and substances in, on or lying beneath the surface of the Parcel, except earth soil, building stone, rock, and sand & gravel (collectively, the "Rights").

B. Mineral Owner subsequently purchased all assets of Scott Paper and holds title to the Rights.

C. Moga Properties LLC ("Moga Properties") now owns fee title to the Parcel pursuant to a Statutory Warranty Deed of even date herewith.

D. Mineral Owner wishes to release its interest in the Rights pursuant to the terms hereof.

Agreement

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mineral Owner hereby agrees as follows:

1. Relinquishment of Rights. Mineral Owner hereby relinquishes, grants conveys and transfers to Moga Properties all of its right, title and interest in the Rights, if any. Such conveyance is made by Mineral Owner without any representation or warranty as the Rights express or implied.

2. Successor and Assigns. This Agreement shall inure to the benefit of and be binding upon the heirs, successors, transferees or assigns of the parties hereto.

3. Counterparts. This Agreement may be executed in any number of counterparts and all counterparts shall be deemed to constitute a single Agreement.

KIMBERLY-CLARK CORPORATION, a
Delaware corporation

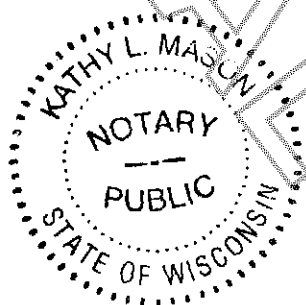
By: 

Name: Larry P. Allgaier
Title: Group President KCNA

STATE OF WISCONSIN)
) ss.
COUNTY OF WINNEBAGO)

On this 3rd day of April, 2018, before me, the undersigned, a Notary Public in and for the State of Wisconsin, duly commissioned and sworn, personally appeared Larry P. Allgater to me known to be the person who signed as Group President of KENIA KIMBERLY-CLARK CORPORATION, a Delaware corporation, the corporation that executed the within and foregoing instrument, and acknowledged 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 s/he was duly elected, qualified and acting as said officer of the corporation, that s/he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Kathy L. Mason

(Signature of Notary)

Kathy L. Mason

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the

State of Wisconsin, residing at Neenah, WI

My appointment expires: 09-17-21

Schedule "A-1"

01-165813-OE

DESCRIPTION:

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southerly of the road; that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southerly of the road and Westerly of the old railroad; and that portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southerly of the road extending over and across said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 23, Township 36 North, Range 3 East, W.M.,

EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 36 North, Range 3 East, W.M.,

EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; that portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, lying Southerly of the Easterly and Westerly road and Easterly of the Northerly and Southerly road; the South 100 feet of that portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Southerly and Easterly of the road; the North 100 feet of that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Easterly of the road; the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$; that portion of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, lying Northerly of the centerline of Colony Creek; and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$,

EXCEPT that portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southwesterly of Colony Creek, all in Section 26, Township 36 North, Range 3 East, W.M.,

AND EXCEPT that portion conveyed to Corwin Fergus on October 31, 2002, under Auditor's File No. 200210310015, described as follows:

Beginning at the center $\frac{1}{4}$ section of Section 26;
thence North along the West line of Tract "E" of record of Survey, recorded in Book 12 of Surveys, pages 99 and 100, under Auditor's File No. 9202130038, also known as the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, a distance of 396.76 feet;
thence North $89^{\circ}16'35''$ East parallel to the North line of said Tract "E", a distance of 150.00 feet;
thence South $01^{\circ}10'51''$ West parallel to the West line of said Tract "E", a distance of 531.70 feet;
thence South $22^{\circ}13'42''$ West, a distance of 417.66 feet to the Southwest corner of said Tract "E";
thence North along West line of said Tract "E", also known as the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 525.54 feet to the point of beginning.

AND ALSO EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.