

When Recorded Return to:

Jeff Miller
Galbraith Tree Farm, LLC
103 N. Township Street
Sedro-Woolley, WA 98284



201809140056

09/14/2018 11:38 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

CHICAGO TITLE

020034549

SPECIAL WARRANTY DEED

The information contained in this boxed section is for recording purposes only pursuant to 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.

Document Title: Special Warranty Deed

Grantor: GLACIER NORTHWEST, INC. a Washington corporation

Grantee: GALBRAITH TREE FARM, LLC, a Washington limited liability company

Reference Number(s) of Documents Assigned or Released: N/A

Abbreviated Legal Description: PTN NW AND NE 14-36-08 AND PTN SW, 11-36-08

Complete or Additional Legal Description on Exhibit A of Document.

Assessor's Parcel Number(s): P51496 / 360814-1-003-0009; P51447 / 360811-3-001-0000

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GLACIER NORTHWEST, INC., a Washington corporation, hereby bargains, sells and conveys to GALBRAITH TREE FARM, LLC, a Washington limited liability company, the real property located in Skagit County, State of Washington, more particularly described in **Exhibit A**, attached hereto, together with all improvements thereon and all rights and appurtenances thereunto belonging, LESS AND EXCEPT any interests in and to oil, petroleum, gasses, ores, fossils, metals, sand, gravel, crushed rock, or minerals and mineral rights of any nature whatsoever, in or upon said real property, together with the right to enter said real property for the purpose of exploring, drilling, opening, developing, working, extracting, carrying away, and removing reserved materials;

SUBJECT TO: Non-delinquent general and special real property taxes and assessments and all covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

DATED: September 12, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184082
SEP 14 2018

Amount Paid \$ 19,460.40
Skagit Co. Treasurer
By HB Deputy

Special Warranty Deed

page 1

GRANTOR:

GLACIER NORTHWEST, INC.,
a Washington corporation

By: 

Ronald E. Summers
Vice President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On Sept. 12, 2018 before me, Margaret Ann Knight, Notary Public,
(insert name and title of the officer)

personally appeared Ron Summers
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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
Legal Description

For APN/Parcel ID(s): P51496 / 360814-1-003-0009 and P51447 / 360811-3-001-0000

PARCEL A:

The West half of the Northwest quarter of the Northeast quarter; the Southwest quarter of the Northeast quarter, EXCEPT that portion deeded to Puget Sound Power and Light Company under deed recorded November 5, 1925, under Auditor's File No. 188710, Volume 138 of deeds page 117, being a correction of Auditor's File No. 183521, Volume 136 of deeds, page 398; all that portion of the Northeast quarter of the Northwest quarter, described as follows:

Commencing at a point which is the quarter corner between Sections 11 and 14 and running South a distance of 1320 feet; thence West a distance of 590 feet; thence North 25° 25' West a distance of 1475 feet; thence East a distance of about 1240 feet to the point of beginning, and all that portion of the Southeast quarter of the Northwest quarter, described as follows:

Commencing at a point which is the Northeast corner of the Southeast quarter of the Northwest quarter of Section 14; thence running South a distance of 977 feet; thence North 30° 45' West a distance of 1148 feet; thence East a distance of 590 feet, more or less, to the point of beginning, all in Section 14, Township 36 North, Range 8 East, Willamette Meridian except the following tract conveyed to Puget Sound Power and Light Company by deed recorded November 5, 1925, under Auditor's File No. 188710: Beginning at a point on the East and West center line of Section 14, Township 36 North, Range 8 East, Willamette Meridian, which point is 1248.68 feet West of the quarter corner common to Sections 13 and 14 and is the point of true beginning; thence North 64° 36' 10" West 39.0 feet; thence North 10° 45' 10" West 25.6 feet; thence North 12° 53' 50" East 41.5 feet; thence North 21° 25' 10" West 74.7 feet; thence North 43° 23' 40" West 43.7 feet; thence North 33° 40' 10" West 119.2 feet; thence North 54° 37' 40" West 108.1 feet; thence North 83° 00' 10" West 105.8 feet; thence North 40° 43' 10" West 111.1 feet; thence North 87° 47' 10" West 59.0 feet; thence North 76° 10' 10" West 109.8 feet; thence North 62° 14' 10" West 83.2 feet; thence North 73° 03' 10" West 69.8 feet; thence North 62° 55' 10" West 145.0 feet; thence North 74° 48' 10" West 67.0 feet; thence North 73° 40' 10" West 84.1 feet; thence North 56° 24' 40" West 142.7 feet; thence North 42° 01' 40" West 59.3 feet; thence North 32° 02' 10" West 48.5 feet; thence North 21° 17' 50" East 152.0 feet; thence North 16° 48' 40" West 52.6 feet; thence North 34° 48' 10" West 237.1 feet; thence North 10° 56' 10" West 125.4 feet; to a point, said point bearing south 1° 19' 20" East 1576.16 feet from the quarter corner common to sections 11 and 14, township 36 North, Range 8 East, Willamette Meridian; thence South 39° 02' 50" West 183.7 feet; thence South 31° 28' 40" East 261.8 feet; thence South 25° 58' 50" West 163.0 feet; thence South 22° 52' 40" East 300.5 feet; thence South 57° 50' 40" East 88.1 feet; thence South 84° 34' 10" East 239.8 feet; thence South 61° 29' 10" East 251.5 feet; thence South 79° 59' 40" East 118.3 feet; thence South 61° 44' 05" East 169.57 feet; thence South 25° 9' 25" West 44.6 feet; thence South 76° 43' 25" West 126.6 feet; thence South 43° 12' 55" West 88.6 feet; thence South 44° 26' 55" West 82.5 feet; thence North 80° 01' 25" East 186.8 feet; thence South 71° 56' 05" East 97.4 feet; thence South 34° 55' 35" East 44.98 feet to a point on the East and West center line of Section 11, Township 36 North, Range 8 East, Willamette Meridian, which point is 1641.42 feet West of the quarter corner common to Sections 13 and 14; thence East along center line of Section 392.74 feet to the point of beginning. Situated in Skagit County, Washington.

PARCEL B:

The Southwest Quarter of Section 11, Township 36 North, Range 8 East, W.M., EXCEPT that portion lying within the Baker Lake Road.

Situated in Skagit County, Washington.

Special Warranty Deed

Exhibit