

After Recording, Return to:

Fletcher, Selser & Devine
Attention: Jeff Selser
Two Monument Square, 7th Floor
Portland, ME 04101



201905060100

05/06/2019 02:22 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

CHICAGO TITLE
620036259

Document: **Bargain and Sale Deed**

Reference numbers of related documents: N/A

Grantor(s): Ring Family Limited Partnership, a Washington limited partnership

Grantee(s): Sirios Timber Partners, L.P., a Delaware limited partnership

Abbreviated Legal Description: PTN SECTIONS 22, 23, 26, 27 AND 28, T35N, R7E

Additional Legal Description is on Exhibit A of the Deed.

Assessor's Property Tax Parcel Account Number(s): 350722-1-002-0010; 350723-3-002-0100; 350726-1-001-0100; 350727-1-001-0016; 350728-1-002-0014

BARGAIN AND SALE DEED

RING FAMILY LIMITED PARTNERSHIP, a Washington limited partnership ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, bargains, sells and conveys to **SIRIOS TIMBER PARTNERS, L.P.**, a Delaware limited partnership ("Grantee"), the real estate situated in Skagit County, Washington and described in Exhibit A attached hereto and by this reference incorporated herein (the "**Property**").

The Property is conveyed by Grantor and accepted by Grantee subject to those matters described on Exhibit B attached hereto and incorporated herein by reference.

DATED as of May 6, 2019.

IN WITNESS WHEREOF, Grantor executed and delivered this Bargain and Sale Deed as of the date first above written.

GRANTOR:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191676
MAY 06 2019

Amount Paid \$ 44,327.00
Skagit Co. Treasurer
By William Deputy

RING FAMILY LIMITED PARTNERSHIP,
a Washington limited partnership

By: [Signature]
Name: David Powers
Title: CFO

[notary acknowledgement appears on the following page]

STATE OF WASHINGTON)

COUNTY OF KING)

On this 2nd day of May, 2019, before me Amy L. Titalii, a Notary Public of said State, personally appeared David Bowers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as CFO of Ring Family Limited Partnership, and that for and on behalf of the said corporation, in his/her capacity as _____, as and for the act and deed of said corporaiton, s/he signed, sealed and delivered the above and foregoing Bargain and Sale Deed.



Amy L. Titalii Notary Public
My Commission expires: 1/9/22



EXHIBIT A**Description of the Property**

Real property situated in Skagit County, Washington and more particularly described as follows:

PARCEL A:

Government Lot 6, less public roads, that portion of Government Lot 7, and the Southeast 1/4 of the Northeast 1/4 lying west of the certain creek commonly called Mill or Minkler Creek, said creek being the East boundary line of said lands hereby conveyed. Together with the Southeast 1/4 and the East 1/2 of the Southwest 1/4; except a strip of land 100' in width, being 50' on either side of the centerline of the abandoned Puget Sound & Cascade Railway Co. railroad grade crossing said Lot 7; and also except that certain tract conveyed to J.E. Peacock and Mildred Peacock, husband and wife, by instrument dated June 28, 1939, and recorded January 29, 1940, under Auditor's File No. 321372, described as follows: Approximately 2 acres of land lying North of and along the Puget Sound and Cascade Railway Company's Right of Way, extending a distance of 400' West from the Southwest corner of M.V. Wells property; thence North to the Skagit River in Section 22, Township 35 North, Range 7 East, Willamette Meridian and also except that certain tract conveyed to Georgetta A. Savage by instrument dated January 28, 1893 and recorded March 21, 1893, described as follows: Beginning at a place which is near the Northeast corner of Lot 7, Section 22, Township 35 North, Range 7 East, Willamette Meridian the initial point is a fir state 2" x 3" in diameter marked "=" on the left bank of Minkler or Mill Creek from which the East corner of the Penstock bears magnetic South 60° West, 75 links distant, and an alder tree 5" in diameter marked "XXX" bears North 60° East, 6 links distant, and an alder tree 20" in diameter marked "=" bears South 52° 30' East, 107 links distant; thence North 67° 30' East, 138 links to center of Mill Creek; thence South 48° East up center of Mill Creek, 400 links; thence South 42°, 197 links to fir stake 4" in diameter from which a cedar tree 28" in diameter bears North 88° 45' West, 85 links distant; thence North 88° 45' West; 552 links to a hemlock tree 24" in diameter on line, 818 links, a fir stake 2" x 4" inches on left bank of Skagit River from which a cedar stump 48" in diameter bears South 88° East 114 links distant, and an alder tree 6" in diameter bears North 28° West, 5 links distant; thence following the meander line as per Government Survey up the left bank of the Skagit River in Northeasterly direction to the Place of Beginning; also described of record as Government Lot 6, less public roads; that portion of Government Lot 7, and the Southeast 1/4 of the Northeast 1/4, lying West of that certain creek commonly called Mil or Minkler Creek, said creek being the East boundary line of said lands hereby conveyed; excepting from said Lot 7, 2-1/2 acres of land and a strip of land 100' in width, being 50' on either side of the centerline of the abandoned Puget Sound & Cascade Railway Co., railroad grade crossing said Lot 7; Southeast 1/4, East 1/2 of Southwest 1/4, All in Section 22, Township 35 North, Range 7 West, Willamette Meridian. Situated in Skagit County, Washington.

PARCEL B:

That portion of the Southwest 1/4 of the Southwest 1/4, Section 23, Township 35 North, Range 7 East, Willamette Meridian all lying Southerly and Westerly of Mill Creek. Situated in Skagit County, Washington.

PARCEL C:

The West 1/2 of the Southwest 1/4; Government Log 4, Southwest 1/4 of the Northwest 1/4, East 1/2 of the Southwest 1/4, West 1/2 of the Southeast 1/4; except any portion lying East of Mill Creek, all in Section 26, Township 35 North, Range 7 East, Willamette Meridian. Situated in Skagit County, Washington.

PARCEL D:

The North 1/2 and Southeast 1/4, Section 27, Township 35 North, Range 7 East, Willamette Meridian. Situated in Skagit County, Washington.

PARCEL E:

Government Lot 1 & the Southeast 1/4 of the Northeast 1/4, Section 28, Township 35 North, Range 7 East, Willamette Meridian. Situated in Skagit County, Washington.

EXHIBIT B**Title Encumbrances**

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
2. All outstanding mineral rights or reservations, oil, gas or mineral leases, water districts, and water rights, other than those entered into by Grantor or arising during Grantor's period of ownership.
3. Restrictions or reservations, roadways, rights of way, easements, and other matters of record in the Skagit County land records.
4. All matters affecting title to the Property which would be disclosed by a thorough physical inspection or an accurate survey of the Property.
5. Reservation by instrument dated March 14, 1904, and recorded March 17, 1904 in Volume 54 of Deeds, page 174.
6. Reservations contained in Deed recorded December 7, 1907, Recording No. Volume 72, Page 335-339.
7. Easement recorded October 5, 1993, Recording No. 9310050085.
8. Statement of Mineral Claim including the terms, covenants and provisions thereof, recorded March 18, 2009, Recording No. 200903180041.
9. Record of Survey recorded February 19, 2016, Recording No. 200903180041.
10. As to any portion of the Property now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulator and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the Property or water.
11. Unrecorded leasehold interests and rights of tenants and parties in possession, if any.