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07/30/2019 09:37 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

AFTER RECORDING RETURN TO:
Department of Natural Resources
Conservation, Recreation and Transactions Division
Asset Planning and Transactions Section
Attn: Bob Winslow
PO Box 47014
Olympia, WA 98504-7014

**GUARDIAN NORTHWEST TITLE CO.
BARGAIN AND SALE DEED**

116743

Skagit County
Grantor: WEYERHAEUSER COMPANY, a Washington corporation
Grantee: STATE OF WASHINGTON, acting by and through the Department of Natural Resources
Legal Description: 17-33-06, NE and PTN NE SE 20-33-06, and PTN 21-33-06
Tax Parcel Number: P134462/ 330617-1-001-0103; P18434/ 330620-1-001-008; P18438/ 330621-2-001-0005;

WEYERHAEUSER COMPANY, a Washington corporation, successor by merger to Weyerhaeuser Columbia Timberlands LLC, which was successor by merger to Longview Timberlands, LLC, whose address is 220 Occidental Avenue South, Seattle, Washington 98104, hereinafter called "Grantor", for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto the STATE OF WASHINGTON, acting by and through the Department of Natural Resources, whose address is P.O. Box 47014, Olympia, Washington 98504-7014, hereinafter called "Grantee," and unto its, successors, assigns, forever, that certain real property situated in the County of Skagit, State of Washington, described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property").

TOGETHER WITH, but without any warranty whatsoever, Grantor's right, title and interest in and to oil, gas and mineral rights appurtenant to the Property and all rights to explore for and extract such minerals not previously reserved or conveyed by Grantor's predecessors in title.

The Property is conveyed subject to an easement in the public for any public roads heretofore laid out or established and now existing over, along or across any portion of the real estate; and to all additional easements, reservations, restrictions, rights-of-way, encumbrances and water rights, if any, apparent or of record; and further

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193178
JUL 30 2019

Amount Paid \$ 29286.00
Skagit Co. Treasurer
By *BT* Deputy

SUBJECT TO:

- (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- (2) (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
- (3) Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- (4) Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- (5) Easements, claims of easements or encumbrances which are not shown by the public records.
- (6) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- (7) any loss or claim due to lack of access to any portion of the Property.
- (8) prior reservations or conveyances of mineral rights or mineral leases of every kind and character.
- (9) any rights of the United States of America, the State of Washington, 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.
- (10) all land use (including environmental and wetlands), building and zoning laws, regulations, codes and ordinances affecting the Property.
- (11) all existing public and private roads and streets and all railroad and utility lines, pipelines, service lines and facilities.
- (12) Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown

by the public records.

SUBJECT TO an Easement for a road for forest protection purposes in favor of the State Division of Forestry, recorded March 30, 1937 under Auditor's File No. 288266, records of Skagit County, Washington. Affects Parcels 15L; and

SUBJECT TO an Easement for electric transmission and/or distribution line in favor of Puget Sound Power and Light Company, recorded November 13, 1961 under Auditor's File No. 614370, records of Skagit County, Washington. Affects Parcels 15L; and

SUBJECT TO an Easement for a road for forest protection purposes in favor of the State Division of Forestry, recorded October 17, 1938 under Auditor's File No. 306699, records of Skagit County, Washington. Affects Parcels 15N; and

SUBJECT TO an Easement for a forestry road easement between John Hancock Mutual Life Insurance Company and G.C. Forest, Inc., recorded July 21, 1995 under Auditor's File No. 9510100077, records of Skagit County, Washington. Affects Parcels 15L, 15M, 15N; and

SUBJECT TO the terms and conditions contained in the assignment and assumption agreement for access rights recorded under Auditor's File No. 200811060105, records of Skagit County, Washington; and

SUBJECT TO a Notice and the Terms and Conditions thereof contained in the document between Mid-Valley Resource, Inc. and Longview Timberland, LLC recorded under Auditor's File No. 200811200090, records of Skagit County, Washington; and

SUBJECT TO an access agreement and its terms and provisions between Lincoln Timber, LLC and Mid-Velley Resources, Inc., recorded under Auditor's File No. 200206280180, records of Skagit County, Washington; and

SUBJECT TO the provisions in the right-of-way deed for cuts and slopes, recorded under Auditor's File No. 730560, records of Skagit County, Washington; and

SUBJECT TO a survey and any and all offers dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey, recorded under Auditor's File No. 201808060008, records of Skagit County, Washington; and

SUBJECT TO a survey and any and all offers dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/shortplat/survey, recorded under Auditor's File No. 201808160010, records of Skagit County, Washington; and

EXHIBIT "A"
to the Deed

Property Legal Description

Skagit County, Washington

Parcel 1 - PARCEL 15L: (P134462)

That portion of Section 17, Township 33 North, Range 6 East, W.M. lying South of the 80-foot wide county road right-of-way conveyed to Skagit County by deed recorded September 2, 1969 as Auditor's File No. 730560;

EXCEPT any portion of the previously existing 60-foot wide county road right-of-way not lying within said 80-foot wide right-of-way.

Parcel 2 - PARCEL 15M: (P18434)

The Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 33 North, Range 6 East, W.M., EXCEPT the following described tract:

BEGINNING at the Northeast corner of the above described subdivision: thence North 88° 51' 27" West along the North line of said subdivision, 105.0 feet; thence South 38° 54' 30" East, 165.0 feet, more or less, to a point on the East line of the Northeast 1/4 of said Section 20; thence North along said East line, 125 feet, more or less, to the point of beginning, conveyed to Skagit County for road under Auditor's File No. 730560.

ALSO, EXCEPT any portion of the previously existing 60-foot wide county road right-of-way not lying within the above described exception.

Parcel 3 - PARCEL 15N: (P18438)

The Southwest 1/4 of the Northwest 1/4; the Southwest 1/4; the West 1/2 of the Southeast 1/4; and that portion of the Northeast 1/4 of the Southeast 1/4 lying Westerly of the South Shore County Road, all in Section 21, Township 33 North, Range 6 East, W.M.

Situate in the County of Skagit, State of Washington.