



**201910210034**

10/21/2019 11:38 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

When recorded return to:

Guardian Northwest Title & Escrow Company  
1301 Riverside Drive, Suite B  
Mount Vernon, WA 98273  
(360) 424-0111

**BARGAIN AND SALE DEED**

19-3216  
**GUARDIAN NORTHWEST TITLE CO.**

**THE GRANTOR(S)**

Kiewit Infrastructure Company Inc., a Corporation  
2200 Columbia House Boulevard, Vancouver, WA 98661

for and in consideration of  
FOUR HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$455,000.00) DOLLARS

in hand paid, bargains, sells, and conveys to  
Sierra Pacific Land and Timber Company Inc., a Corporation

the following described estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

**Abbreviated legal description:**

The W1/2 NW 1/4; NE 1/4 SW 1/4; S 1/2 SW 1/4; W 1/2 SE 1/4; and GLs 1, 2, 3 and 4 of Sec. 24; Twp. 35 N., R.  
10 E., W.M.

Tax Parcel Number(s): P45541 & 351024-1-001-0006 & P45548 & 351024-2-003-0002.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019-4571

OCT 21 2019

Amount Paid \$8,104.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

Bargain and Sale Deed  
LPB 15-05 rev. 4/2009

Order No.: 19-3216-KH

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Dated: October 7, 2019

Kiewit Infrastructure Company Inc., a Corporation

By: Charles D. Nylund

Chuck Nylund

OCT 17, 2019

STATE OF WASHINGTON

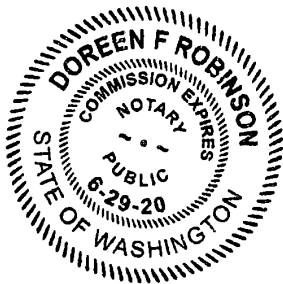
COUNTY OF CLARK

ss.

I certify that I know or have satisfactory evidence that Charles D. Nylund

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed  
this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it  
as the Estimating Director of  
Kiewit Infrastructure Company to be  
the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/17/19



Doreen F. Robinson  
Notary name printed or typed: Doreen F. Robinson  
Notary Public in and for the State of Washington  
Residing at Vancouver, WA  
My appointment expires: 6/29/20

**EXHIBIT A****LEGAL DESCRIPTION**

Property Address: State Route 20, Rockport, WA 98283

Tax Parcel Number(s): P45541 & 351024-1-001-0006 & P45548 & 351024-2-003-0002

**Property Description:**

The West 1/2 of the Northwest 1/4; the Northeast 1/4 of the Southwest 1/4; the South 1/2 of the Southwest 1/4; the West 1/2 of the Southeast 1/4; Government Lot 1, 2, 3 and 4; and the West 1/2 of the Northeast 1/4 of Section 24, Township 35 North, Range 10 East, W.M.

EXCEPT that certain 60-foot wide strip of land conveyed to Skagit County by deed recorded April 19, 1960 as Auditor's File No. 593378.

TOGETHER WITH easement rights established by document recorded March 9, 1978 as Auditor's File No. 875117;

ALSO TOGETHER WITH easement rights established by document recorded March 23, 1998 as Auditor's File No. 9803230075.

**EXHIBIT B**

19-3216-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. 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.
3. (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.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. 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.  
  
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
7. 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.  
  
(Said Exception will not be included on Extended Coverage Policies)
8. 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.  
  
(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.  
  
(Said Exception will not be included on Standard or Extended Coverage Policies)
10. Easement, affecting a portion of subject property for the purpose of road and roadway including terms and provisions thereof granted to Leon G. Gifford, et ux, recorded 4/13/1936 as Auditor's File No. 390629
11. Easement, affecting a portion of subject property for the purpose of logging roads including terms and provisions thereof granted to Marblemount Timber Company recorded 12/1/1945 as Auditor's File No. 509923
12. Easement, affecting a portion of subject property for the purpose of right-of-way including terms and provisions thereof granted to Michael E. Adams, et ux, recorded 3/9/1978 as Auditor's File No. 875117

13. Easement, affecting a portion of subject property for the purpose of vehicle access including terms and provisions thereof granted to Kevin Ashenfelter, et ux, recorded 3/2/1998 as Auditor's File No. 9803020075

14. Reservations, provisions and/or exceptions contained in instrument executed by Scott Paper Company, recorded 7/7/1989 as Auditor's File No. 8907070037.

A document pertaining to said Reservations was recorded 3/18/2009 as Auditor's File No. 200903180041.

15. The Skagit County Assessor's records by sketch and aerial photo disclose a private roadway labelled "Willow Lane 08859", no recorded easements have been found for said roadway.

16. Removed

17. The Skagit County Assessor's aerial photo appears to show "Lonesome Valley Lane" along a Southerly portion of the West line of the West 1/2 of the Northwest 1/4 of the subject property, if so, no easement has been found for said roadway.