



202002110081

02/11/2020 02:36 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

AFTER RECORDING, RETURN TO:

Sierra Pacific Industries
ATTN: Susan Witherspoon
Post Office Box 496014
Redding, CA 96007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 518
FEB 11 2020

Amount Paid \$ 38,275.00
Skagit Co. Treasurer
By *HB* Deputy

BARGAIN AND SALE DEED

Grantor:	FOREST LEGACY FUND III, LLC, an Oregon limited liability company
Grantee:	CHICAGO TITLE 620040657 SIERRA PACIFIC LAND & TIMBER COMPANY, A CALIFORNIA CORPORATION
Abbreviated Legal Description:	PTN NE NW and SW, 6-36-4E, WM; PTN NE and SE, 7-36-4E WM; and PTN SW 8-36-4E, WM
Assessor's Property Tax Parcel/Account No.:	P49106 / 360408-0-011-0003; P49050 / 360407-1-001-0012; P48958 / 360406-1-002-0012
Reference Numbers of Documents Assigned or Released:	NA

THE GRANTOR, FOREST LEGACY FUND III, LLC, an Oregon limited liability company, for good and valuable consideration in hand paid, bargains, sells, and conveys to GRANTEE, SIERRA PACIFIC LAND & TIMBER COMPANY, a California corporation, the following described real estate situated in Skagit County, State of Washington, together with all after acquired title of the Grantor(s) therein:

SEE ATTACHED EXHIBIT A FOR FULL LEGAL DESCRIPTION

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, SUBJECT TO the Permitted Exceptions attached hereto as Exhibit B.

[Signature page and notary acknowledgments to follow.]

GRANTOR:

GRANTOR:

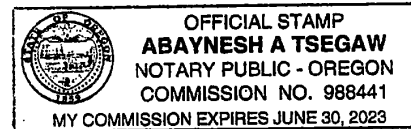
Dated: Dec. 27, 2019Chris Fountain

By: Chris Fountain

Title: Board Member and Manager

NOTARY ACKNOWLEDGMENT (REPRESENTATIVE)STATE OF OREGON)
COUNTY OF Clackamas) ss.

This record was acknowledged before me on 27 December, 2019, by
Chris Fountain as a Board Member and Manager of FOREST LEGACY FUND III, LLC, an
Oregon limited liability company.

DATED this 27 day of December, 2019.

A - Tsegaw
Name: Abaynesh A - Tsegaw
Notary Public in and for the State of ~~Washington~~ OREGON
My commission expires: June 30, 2023

Exhibit A Legal Description

For APN/Parcel ID(s): P49106 / 360408-0-011-0003, P49050 / 360407-1-001-0012 and P48958 / 360406-1-002-0012

Parcel 360406:

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; **AND** the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; **AND** the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, EXCEPT that portion lying within the right-of-way of Abbey Road; **AND** that

portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, lying Easterly of the U.S. Highway 99, as conveyed to the State of Washington by deed recorded under Auditor's File No. 253009, EXCEPT any portion

conveyed to Skagit County by deed recorded January 4, 1912, under Auditor's File No. 88421 (Volume 87 of

Deeds, page 563); the Southeast $\frac{1}{4}$; **ALL** lying within Section 6, Township 36 North, Range 4 East, W.M. EXCEPT that portion conveyed to the Fairhaven and Southern Railroad Company by deed recorded August 14,

1890, in Volume 13 of Deeds, page 91, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel 360407:

The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$; **AND** the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M.;

EXCEPT the Southwest $\frac{1}{4}$ of the said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ thereof;

TOGETHER WITH that portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 7, Township 36 North,

Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 7, being the true point of beginning; thence South $02^{\circ}20'00''$ East

along the East boundary of said Section 7, a distance of 87.87 feet; thence North $45^{\circ}24'05''$ West, a distance of

128.38 feet to a point on the North boundary of said Southeast $\frac{1}{4}$; thence South $88^{\circ}28'10''$ East, a distance of

87.87 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel 360408:

The West 60 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 36 North, Range 4 East, W.M.,

EXCEPT that portion lying South of the North margin of the County road as conveyed by deed recorded under

Auditor's File No. 463822,

AND EXCEPT the West 12.00 feet of the South 314.00 feet of the remainder.

Situate in the County of Skagit, State of Washington.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Liens for taxes, assessments and other governmental charges which are not yet due and payable as of the recordation of this deed.
2. Reservations contained in Deed, including the terms, covenants and provisions thereof
Recording Date: March 24, 1954
Recording No.: 499523
Affects: Parcel 360406
3. Right, title and interest of the Alger Light and Water Company in and to a 20 foot wide strip of land, the centerline of which is 5 feet East of and parallel to the section line between Sections 7 and 8, Township 36 North, Range 4 East, W.M., as disclosed by Deed recorded January 14, 1925, under Auditor's File No. 180145, in Volume 134 of Deeds, page 403, records of Skagit County, Washington.
Affects: Parcel 360407
4. Covenants, Conditions and Restrictions contained in Deed, including the terms, covenants and provisions thereof
Recording Date: February 7, 1978
Recording No.: 873398
Affects: Parcel 360407
5. Right, title and interest of the Alger Light and Water Company in and to a 20 foot wide strip of land, the centerline of which is 5 feet East of and parallel to the section line between Sections 7 and 8, Township 36 North, Range 4 East, W.M., as disclosed by Deed recorded January 14, 1925, under Auditor's File No. 180145, in Volume 134 of Deeds, page 403, records of Skagit County, Washington.
Affects: Parcel 360408
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Alger Light and Water Company
Purpose: Water Pipe Line
Recording Date: August 1, 1929
Recording No.: 225557
Recording Date: September 21, 1929
Recording No.: 226964
Affects: Parcel 360408
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.