

FILED FOR RECORD AT THE
REQUEST OF AND RETURN TO:
Weyerhaeuser Company
Attn: Land Title
220 Occidental Avenue South
Seattle, WA 98104

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE SENT TO:
Weyerhaeuser Timber Holdings, Inc.
Attn: Tax Department
220 Occidental Avenue South
Seattle, WA 98104

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022. 783
JAN 25 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

1st AM

CU-6056

Title: Bargain and Sale Deed
Reference Number of Documents assigned or released: Not Applicable
Grantor: WEYERHAEUSER COMPANY, a Washington corporation
Grantee: WEYERHAEUSER TIMBER HOLDINGS, INC., a Delaware corporation
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) T35N R6E: Sec. 23: PTN. Gov. Lot 2, SW1/4 NE1/4, PTN. E1/2 NW1/4, PTN. E1/2 SW1/4, PTN. SE1/4 Additional legal descriptions are on pages 5-6 of document.
Assessor's Property Tax Parcel: P135909

THIS DOCUMENT IS RECORDED
AS A COURTESY ONLY.
FIRST AMERICAN TITLE INSURANCE CO.
ASSUMES NO LIABILITY FOR
SUFFICIENCY, VALIDITY OR ACCURACY

BARGAIN AND SALE DEED

WEYERHAEUSER COMPANY, a Washington corporation, whose address is 220 Occidental Avenue South, Seattle, Washington 98104 ("Grantor"), for good and valuable consideration in hand paid, bargains, sells, and conveys to WEYERHAEUSER TIMBER HOLDINGS, INC., a Delaware corporation, whose address is 220 Occidental Avenue South, Seattle, Washington 98104 ("Grantee"), the real property described on Exhibit "A" attached hereto and by this reference made a part hereof ("Property").

TOGETHER WITH all of Grantor's right, title and interest in and to all minerals, including (without limitation) aggregates, rock, sand and gravel, in, on or under the Property and all rights that may be recognized under Washington law as ancillary or appurtenant thereto; provided, however, that Grantor's conveyance of such minerals and appurtenant rights to Grantee shall be deemed merely a quitclaim in nature, with no accompanying warranties by Grantor.

The Property is comprised of multiple legal lots and to the extent that the legal description of any parcels comprising the Property is describing the perimeter boundary of multiple legal lots, these legal lots are not intended to be consolidated.

The conveyance of the Property is made by Grantor and accepted by Grantee subject to:

- (i) liens for taxes, assessments and other governmental charges which are not yet due and payable as of the recordation of this Bargain and Sale Deed;
- (ii) all land use (including environmental and wetlands), building and zoning laws, regulations, codes and ordinances affecting the Property;
- (iii) any rights of the United States of America, the State in which the Property is located 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;
- (iv) title to that portion of the Property, if any, lying below the mean high-water mark of abutting navigable rivers;
- (v) all easements, reservations, restrictions, rights-of-way, water rights, licenses and other such similar encumbrances apparent or of record;
- (vi) all existing public and private roads and streets and all railroad and utility lines, pipelines, service lines and facilities;
- (vii) all encroachments, overlaps, boundary line disputes, shortages in area, persons in possession, cemeteries and burial grounds and other matters not of record which would be disclosed by an accurate survey or inspection of the Property;

(viii) prior reservations or conveyances of mineral rights or mineral leases of every kind and character;

(ix) any loss or claim due to lack of access to any portion of the Property;

(x) all encumbrances recorded in the official records of the County in which the Property is located.

Dated effective as of the 1st day of January, 2022.

[Signature page follows]

EXHIBIT "A" to the Deed

Legal Description of the Property

Skagit County, Washington, W.M.

TRACT A

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTHWEST QUARTER OF THE NORTHEAST QUARTER (GOV'T LOT 2), LYING SOUTH OF THE SOUTH SKAGIT HIGHWAY;

ALSO THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 23, TOWNSHIP 35 NORTH, RANGE 6 EAST OF W.M., SKAGIT COUNTY, WASHINGTON, LYING NORTH AND WEST OF THE CENTERLINE OF CUMBERLAND ROAD (U.S.F.S. ROAD #353) WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23;
THENCE NORTH 02°21'39" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 416.05 FEET TO THE CENTERLINE OF CUMBERLAND ROAD AND THE POINT OF BEGINNING;
THENCE ALONG SAID CENTERLINE ROAD THE FOLLOWING COURSES:

THENCE SOUTH 83°06'26" EAST 286.74 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 434.93 FEET, THE CENTER OF WHICH BEARS SOUTH 04°51'02" WEST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°40'56", AN ARC LENGTH OF 225.32 FEET;
THENCE SOUTH 53°09'56" EAST 130.58 FEET;
THENCE SOUTH 51°45'26" EAST 194.72 FEET;
THENCE SOUTH 47°56'37" EAST 59.06 FEET;
THENCE SOUTH 55°47'56" EAST 139.81 FEET;
THENCE SOUTH 59°26'44" EAST 47.40 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 317.15 FEET, THE CENTER OF WHICH BEARS NORTH 32°20'10" EAST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°50'57", AN ARC LENGTH OF 264.86 FEET;
THENCE NORTH 73°54'45" EAST 347.94 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 231.23 FEET, THE CENTER OF WHICH BEARS SOUTH 15°02'36" EAST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°32'55" AN ARC LENGTH OF 175.75 FEET;
THENCE SOUTH 64°31'42" EAST 156.16 FEET;
THENCE SOUTH 60°44'42" EAST 206.74 FEET;
THENCE SOUTH 58°24'30" EAST 98.70 FEET;
THENCE SOUTH 47°44'21" EAST 88.34 FEET;
THENCE SOUTH 51°46'47" EAST 115.73 FEET;
THENCE SOUTH 44°35'26" EAST 161.55 FEET;
THENCE SOUTH 51°46'14" EAST 214.92 FEET;
THENCE SOUTH 49°27'00" EAST 36.03 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 283.22 FEET, THE CENTER OF WHICH BEARS NORTH 35°12'49" EAST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°59'22" AN ARC LENGTH OF 207.56 FEET;
THENCE NORTH 81°12'48" EAST 52.53 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 218.31 FEET, THE CENTER OF WHICH BEARS SOUTH 15°57'31" EAST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°28'07" AN ARC LENGTH OF 154.20 FEET;
THENCE SOUTH 58°22'53" EAST 102.41 FEET;
THENCE SOUTH 63°00'57" EAST 96.98 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 152.79 FEET, THE CENTER OF WHICH BEARS NORTH 26°13'03" EAST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°14'40", AN ARC LENGTH OF 144.66 FEET TO A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 119.88 FEET, THE CENTER OF WHICH BEARS NORTH 31°03'53" WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°39'56" AN ARC LENGTH OF 154.13 FEET;
THENCE NORTH 21°00'01" WEST 61.74 FEET;
THENCE NORTH 27°02'44" WEST 173.24 FEET;
THENCE NORTH 17°58'03" WEST 116.38 FEET;
THENCE NORTH 25°34'38" WEST 82.55 FEET;
THENCE NORTH 44°12'06" WEST 320.63 FEET;
THENCE NORTH 22°20'02" WEST 37.26 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 23 AND THE POINT OF ENDING.

Being depicted on survey attached to Lot of Record Certification File No. PL 21-0299 recorded as
Auditor's File No. 202106070094