After Recording, Please Return To:

Preston Gates & Ellis LLP 701 Fifth Avenue, Suite 5000 Seattle, WA 98104 Attention: R. Gibson Masters **Skagit County Auditor** 

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# WASHINGTON STATE COUNTY AUDITOR/RECORDER/S LAND TITLE COMPANY OF SKAGIT COUNTY INDEXING FORM (Cover Sheet)

Document Title:	
Bargain & Sale Deed	
Grantor:	
Sedro-Woolley Lumber Co	
Grantee:	
Sedro-Woolley School District No. 101, Skagit County, Washington	
Legal Description: (abbreviated form i.e. low, block, pat name, section-township-range)	
Portion of the NW ¼, 25-35-4- E W. M.	
Additional legal is included on page 1 and "Exhibit A" of document	
Assessor's Property Tax Parcel Account Number: 350425-2-002-0000	

## **BARGAIN AND SALE DEED**

SEDRO-WOOLLEY LUMBER CO., a Washington corporation ("Grantor"), for and in consideration of Ten Dollars and No/100 (\$10.00) in hand paid, bargains, sells and conveys to Sedro-Woolley School District No. 101, Skagit County, Washington, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Washington ("Grantee"), the following described real estate, situated in the County of King, State of Washington, legally described on Exhibit A.

Subject, however, to the exceptions to title more specifically set forth on <u>Exhibit B</u> attached hereto and incorporated herein by this reference.

attached hereto and incorporated herei	in by this reference.
Dated January <b>26</b> , 2002.	
11d1 \\	
ยหลาย ดอยที่ไข้ พิเราพิลศอัต	SEDRO-WOOLLEY LUMBER CO., a
Real Emate Excise Tax	Washington corporation
FEB 0 1 2002	
, (	By Jos Rivere
Andour Prog S Post Services	Name Vess & Druke
By: In am Deputy	Title resident
STATE OF Oregon )	
STATE OF Oregon ) ss. COUNTY OF Multnomah )	
I certify that I know or have satisf	factory evidence that Jess R. Drake
is the person who appeared before me, and	d said person acknowledged that he/she signed this instrument,
	zed to execute the instrument and acknowledged it as the
	of Sedro-Woolley Lumber Co., to be the free and
voluntary act of such party for the uses an	d purposes mentioned in the instrument.
Dated: //28/02	
Dated.	
	Ala Dal
	ary Public / R/
I I	t Name <u>Galen</u> L. Dand
	commission expires 2-15-04
OFFICIAL SEAL  GALEN L. BLAND	
NOTARY PUBLIC-OREGON COMMISSION NO. 331449	
MY COMMISSION EXPIRES FEB. 15, 2004	A REAL OF THE COLOR OF THE COLO
	MINIMUM AND MARKET OF THE PROPERTY OF THE PROP
	200202010129
(Use this space for notarial stamp/seal)	Skagit County Auditor  1:56PM
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### **EXHIBIT A**

# LEGAL DESCRIPTION

That portion of The Burlington Northern and Santa Fe Railway Company's (formerly Northern Pacific Railway Company) Station Ground property at Sedro-Woolley, Washington, as conveyed to Sedro-Woolley Lumber Company described in Quit Claim Deed recorded under Auditor's File Number 9702120045, which lies South of the North line of the Northwest ¼ of Section 25, Township 35 North, Range 4 East, W.M.

Situate in the City of Sedro-Woolley, County in Skagit, State of Washington

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#### EXHIBIT B

#### PERMITTED EXCEPTIONS

PROVISION CONTAINED IN RIGHT OF WAY DEED:

TO:

SEATTLE, LAKE SHORE AND EASTERN RAILWAY

RECORDED:

APRIL 25, 1990 AND MAY 12, 1990

VOLUME/PAGE:

**VOLUME 10 OF DEEDS, PAGE 452 AND** 

**VOLUME 11 OF DEEDS, PAGE 429, RESPECTIVELY** 

THE RAILROAD COMPANY, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT TO GO UPON THE LAND ADJACENT TO SAID CENTERLINE ON EACH SIDE THEREOF AND CUT DOWN ALL TREES DANGEROUS TO THE OPERATION OF SAID RAILWAY.

MINERAL RESERVATION AS CONTAINED IN INSTRUMENT RECORDED 2. FEBRUARY 12, 1997 UNDER AUDITOR'S FILE NO. 9702120045, AS FOLLOWS:

"EXCEPTING AND RESERVING, UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL OF THE COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY HEREIN CONVEYED, TOGETHER WITH THE FULL RIGHT, PRIVILEGE AND LICENSE AT ANY AND ALL TIMES TO EXPLORE, OR DRILL FOR AND TO PROTECT, CONSERVE, MINE, TAKE, REMOVE AND MARKET ANY AND ALL SUCH PRODUCTS IN ANY MANNER WHICH WILL NOT DAMAGE STRUCTURES ON THE SURFACE OF THE PROPERTY HEREIN CONVEYED, TOGETHER WITH THE RIGHT OF ACCESS AT ALL TIMES TO EXERCISE SAID RIGHTS."

3. RESERVATION OF EASEMENT FOR UTILITY SERVICES AS CONTAINED IN CITY OF SEDRO-WOOLLEY ORDINANCE NO. 1321-99, AS FOLLOWS:

"THAT AN EASEMENT IS TO BE RETAINED OVER, ACROSS AND UNDER THE ENTIRE VACATED AREA FOR UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO SEWER, WATER, TELEPHONE, ELECTRICAL, GAS AND ANY OTHER SERVICES INSTALLED OR PERMITTED BY THE CITY OF SEDRO-WOOLLEY BY PERMIT, FRANCHISE, OR OTHERWISE, AND NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED OR PLACED THEREON WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF SEDRO-WOOLLEY OR THE APPROPRIATE DESIGNATED OFFICIAL THEREOF, AND FURTHER PROVIDED THAT THE PROPONENTS SHALL

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ENTER INTO AN EASEMENT AGREEMENT WITH PUD#1 WITH THAT UTILITY'S FACILITIES TO BE NOTED ON THE FACE OF THE MAP OF THE BOUNDARY LINE ADJUSTMENT TO BE FILED WITH THE COUNTY AUDITOR."



# Approval as Boundary Line Adjustment

This conveyance is approved as a Boundary Line Adjustment. The real property described herein shall be combined with the adjoining property of Grantee, and shall not constitute a separate legal lot without compliance with the City of Sedro-Woolley subdivision codes.

Dated January 30, 2002.

Jeroldine Hallberg

City of Sedro-Woolley Planning Director

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