

After Recording, Please Return To:

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



200202010129

Skagit County Auditor

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**WASHINGTON STATE COUNTY AUDITOR/RECORDER/S**  
**INDEXING FORM (Cover Sheet)**

LAND TITLE COMPANY OF SKAGIT COUNTY

PA 8391 E

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



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

1. 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.

2. MINERAL RESERVATION AS CONTAINED IN INSTRUMENT RECORDED 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."

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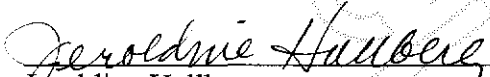
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**Approval as Boundary Line Adjustment**

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.

  
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Jeroldine Hallberg  
City of Sedro-Woolley Planning Director



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