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Galen Bland  
TreeSource Industries, Inc.  
17865 NW Fieldstone Drive  
Beaverton, OR 97006



200308280101  
Skagit County Auditor

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

FIRST AMERICAN TITLE CO.

**ACCOMMODATION RECORDING ONLY**

Document Title: Warranty Deed	M8110	
Grantor: Sedro-Woolley Lumber Co.		
Grantee: TreeSource Acquisition Company, LLC		
Legal Description: (abbreviated form i.e. low, block pat name, section-township range)		
<p>Portion of the NE ¼ of NW ¼ 25-35-4-E W.M.  Portion of the S1/2 of NW ¼ of 25-35-4-E W.M.  Lots 1 through 6, Block 56, First Addition to the Town of Sedro  Portions of Lots 18, 19 and 20, Block 55, First Addition to the Town of Sedro  Portions of Lots 1, 2 and 3, Block 55, First Addition to the Town of Sedro  Lots 2 through 6, Block 57, First Addition to the Town of Sedro  Portions of the Burlington Northern and Santa Fe Railway Company's (formerly  Northern Pacific Railway Company) Station Ground property at Sedro-Woolley</p>		
Note – Additional legal is included on page 1 and Exhibit "A" of document		
Assessor's Property Tax Parcel Account Numbers:		
350425-2-002-0000	350425-2-005-0106	350425-2-007-0104
350425-2-005-0007	350425-2-007-0005	350425-0-028-0103
350425-0-029-0003	350425-0-030-0000	350425-0-028-0004
4150-056-006-0006	4150-055-020-0000	4150-055-001-0003
4150-057-006-0004	350424-0-082-0008	350424-3-005-0006
350424-3-005-0006	4150-055-003-0001	



**EXHIBIT A**

**Legal Description  
Skagit County**

All of Grantor's property in Skagit County, Washington, including but not limited to the real property described as follows:

PARCEL A

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East W.M. described as follows:

Beginning at a point on the Southwest marginal line of Railroad Avenue as established in the City of Sedro-Woolley at the intersection thereof with the West marginal line of Third Street produced; thence Northwesterly along the Southerly marginal line of Railroad Avenue as established to an angle in said line opposite the South end of Second Street in said city; thence West along the South marginal line of said Railroad Avenue 21.9 feet to the Northeasterly comer of that certain tract of land conveyed to the Commercial Club of Sedro-Woolley by deed dated April 14, 1908 and recorded July 10, 1908, in book 68 of Deeds, page 307, records of Skagit County, Washington; thence continue along the Southerly marginal line of Railroad Avenue and being the Northerly line of "The Commercial Club" tract and said Northerly line produced (being described as North 52°51' West) to the East line of the Burlington Northern Railroad right of way (formerly the Seattle Lake Shore and Eastern Railroad right of way); thence Southerly along the Easterly line of said railroad right of way to the East-West centerline of said Northwest 1/4; thence East along the East-West centerline of said Northwest 1/4 to the West line of Third Street as platted in the Town of Sedro-Woolley and said West line produced; thence North along the West line of Third Street to the point of beginning. EXCEPT the East 7 feet thereof abutting Third Street.

TOGETHER WITH those portions of vacated Railroad Avenue which have reverted to said premises by operation of law. EXCEPT from said vacated Railroad Avenue any portion thereof lying within the boundaries of that certain tract of land conveyed to the City of Sedro-Woolley by deed recorded December 15, 1955 under Auditor's File No. 528649 records of Skagit County, Washington.

PARCEL B

That portion of the South 1/2 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East W.M., described as follows:

300030.0164/901775.2



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Beginning at a point on the East line of the Burlington Northern Railroad right of way (formerly the Seattle Lake Shore and Eastern Railroad right of way) that is 60 feet North of the South line of said Northwest 1/4 as measured at right angles to said South line; thence East along a line that is parallel with and 60 feet North of said South line to a point that is 797 feet West of the center line of Third Street in the City of Sedro-Woolley and said Third Street produced South; said point being the Southwest corner of that certain tract of land conveyed to Emma Owens by deed recorded May 27, 1969 under Auditor's File No. 727010, records of Skagit County, Washington; thence North along the West line of the Owens tract (being parallel to the centerline of Third Street) a distance of 492 feet to the Northwest corner thereof; thence East parallel to the South line of said Northwest 1/4 a distance of 180 feet to a point that is North 89° 40' West 617 feet from the centerline of Third Street, said point being also the Northeast corner of the Owens tract; thence South along the east line of the Owens tract (being parallel to the centerline of Third Street) a distance of 492 feet to a point that is 60 feet North of the South line of said Northwest 1/4; thence East parallel with and 60 feet North of the South line of said Northwest 1/4 a distance of 150 feet to the Southwest corner of a tract of land conveyed to Wallace L. Parker, et ux by deed recorded September 7, 1961 under Auditor's File No. 611968 records of Skagit County, Washington; thence North parallel to the center line of Third Street (being the West line of the said Parker Tract) to the Southwest corner of that certain tract of land conveyed to Willis, Rogers and Pearson Lumber Company Incorporated, a Washington Corporation by deed recorded November 15, 1971 under Auditor's File No. 760650, records of Skagit County, Washington (said point being 384.76 feet South of the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 25); thence East along the South line of the said Willis, Rogers and Pearson Tract (said South line being parallel with and 384.76 feet South of the North line of said Southeast 1/4 of the Northwest 1/4 of said Section 25) a distance of 317 feet more or less to the Southeast corner of said Willis, Rogers and Pearson Tract; thence North along the East line of the Willis, Rogers and Pearson Tract a distance of 384.76 feet to the Northeast corner of the said Willis, Rogers and Pearson Tract (said point being on the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 25 at a point that is 150 feet West of the center line of Third Street as established in the City of Sedro-Woolley); thence West along the North line of the South 1/2 of the said Northwest 1/4 of said Section 25 to the Easterly line of the said right of way of the Burlington Northern Railroad; thence along the Easterly line of said right of way to the point of beginning.

PARCEL C

Lots 1 through 6 inclusive, Block 56, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.



TOGETHER WITH that portion of vacated Second Street adjoining which upon vacation reverted to said premises by operation of law. ALSO TOGETHER WITH that portion of vacated Railroad Avenue adjoining which upon vacation reverted to said premises by operation of law.

PARCEL D

Lots 18, 19 and 20, Block 55 "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the East 1/2 of vacated Second Street adjoining which upon vacation reverted to said premises by operation of law. ALSO TOGETHER WITH the West 1/2 of that portion of vacated Metcalf Street adjoining which upon vacation reverted to said premises by operation of law. ALSO TOGETHER WITH that portion of the South 1/2 of the vacated alley adjoining said premises to the North which upon vacation reverted to said premises by operation of law. ALSO TOGETHER WITH that portion of vacated Railroad Avenue adjoining which upon vacation reverted to said premises by operation of law. ALSO TOGETHER WITH that portion of vacated Fidalgo Street adjoining said premises which upon vacation reverted to said premises by operation of law.

EXCEPT from all of the above that portion thereof lying within the boundaries of those certain tracts of land conveyed to the City of Sedro-Woolley by deeds recorded December 10, 1955 under Auditor's File Numbers 528649, 528650 and 528651, records of Skagit County, Washington.

PARCEL E

That portion of Lots 1, 2 and 3 lying West of the West line of vacated Metcalf Street in Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the West 1/2 of vacated Metcalf Street which upon vacation reverted to said premises by operation of law (said West 1/2 of Metcalf Street being a portion of Lots 3 and 4 of said Block 55). ALSO TOGETHER WITH that portion of the East 1/2 of vacated Second Street which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the North 1/2 of the vacated alley adjoining all of the above which upon vacation reverted to said premises by operation of law.



PARCEL F

Lots 2 through 6, inclusive, Block 57, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington. TOGETHER WITH that portion of the South 25 feet of Fidalgo Street adjacent, which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the Northerly 1/2 of vacated Railroad Avenue adjacent which upon vacation reverted to said premises by operation of law. EXCEPT from all of the above any portion thereof lying within the boundaries of those certain tracts of land conveyed to the City of Sedro-Woolley by deeds recorded December 10, 1955 under Auditor's File Numbers 528649, 528650 and 528651, records of Skagit County, Washington.

PARCEL G

That portion of the Burlington Northern and Santa Fe Railway Company's (formerly Northern Pacific Railway Company) Station Ground property at Sedro-Woolley, Washington, situated in the north 1/2 of the north 1/2 of the northwest 1/4 of Section 25, and the west 1/2 of the southeast 1/4 of the southwest 1/4 of Section 24, all in Township 35 North, Range 4 East, W.M., Skagit County, Washington, more particularly described as follows, to-wit:

Beginning at the intersection of the south line of 66.0 foot wide State Street with the westerly line of 30.0 foot wide First Street, according to the recorded plat of Sedro Woolley, Washington; thence southwesterly along the westerly line of 30.0 foot wide First Street, 395.0 feet to the most southerly corner of that certain parcel of land described in Quit Claim Deed from Burlington Northern Railroad Company to Wood's Logging Supply, Inc., dated November 3, 1993, and recorded December 7, 1993, Document No. 9312070052, in the Auditor's Office of Skagit County, Washington, and the true point of beginning; thence continuing southwesterly along the westerly line of 30.0 foot wide First Street, 1,165 feet, more or less, to the westerly extension of the north line of Jameson Avenue to the City of Sedro Woolley; thence westerly along said westerly extension of the north line of Jameson Avenue and along the northerly line of that certain parcel of land described in Quit Claim Deed from Burlington Northern Railroad Company to Skagit County, Washington, dated January 29, 1993, a distance of 146 feet, more or less, to a point being 25.0 feet easterly, as measured at right angles from said Railway Company's Main Tract centerline, as now located and constructed; thence northerly parallel with said main track centerline, 1,550 feet, more or less, to the southerly line of that certain strip of land described in easement for public roadway and other purposes from Burlington Northern, Inc., to the City of Sedro Woolley, Washington, recorded January 3, 1973, in Volume 106, Page 488, as Document No. 779702.



in and for said County; thence easterly deflecting an angle of 65 degrees 21' 30", as measured from north to east from the last described course, 25 feet, more or less, to a point being 120.0 feet westerly, as measured at right angles from the westerly line of 30.0 foot wide First Street; thence southerly parallel with said main track centerline and along the westerly line of said Wood's Logging Supply, Inc., property 360 feet, more or less, to the southwest corner thereof; thence east along the southerly line of said Wood's Logging Supply, Inc., property, 120.0 feet to the true point of beginning.

EXCEPT from said Parcel "G," all those portions thereof lying within Section 25.

TOGETHER WITH a non-exclusive Storm Drain Easement over, across and under said excepted portion of Parcel "G", lying in Section 25, as established and described on Auditor's File No. 200202010133.

#### PARCEL H

That portion of said Railway Company's Station Ground property at Sedro-Woolley, Washington, situated in the west  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of said Section 24, Township 35 North, Range 4 East, W.M., Skagit County, Washington, more particularly described as follows:

Beginning at the southwest corner of said west  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of Section 24; thence northerly along the west line of said west  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$ , a distance of 690 feet, more or less, to the intersection with a line drawn parallel with and distant 200.00 feet westerly, as measured at right angles from said Railway Company's Main Track centerline, as now located and constructed; thence northeasterly along the last described parallel line, 235 feet, more or less, to the southerly line of that certain strip of land described in easement for public roadway and other purposes from Burlington Northern, Inc., to the City of Sedro Woolley, Washington, recorded January 3, 1973, in Volume 106, Page 488, as Document No. 779702, in and for said County; thence easterly, deflecting an angle of 65 degrees 21' 30", as measured from north to east from the last described course, 190 feet, more or less, to a point being 25.0 feet westerly, as measured at right angles from said Main Track centerline; thence southwesterly parallel with said Main Track centerline, 660.00 feet; thence westerly at right angles, 25 feet, more or less, to a point being 15.0 feet westerly, as measured at right angles from said Railway Company's spur track centerline, as now located and constructed; thence southerly parallel with said spur track centerline, 340 feet, more or less, to the south line of said west  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$ ; thence west along said south line to the point of beginning.

EXCEPT that portion thereof, if any, lying within City of Sedro-Woolley road right-of-way commonly known as Rita Street.



**Exhibit B – Warranty Exceptions  
Skagit County, Washington**

1. Deed of Trust originally executed by Sedro-Woolley Lumber, Co. as grantor and First American Title Company as trustee with the original beneficiary being Fleet Bank, N.A., as Agent for Principal Mutual Life Insurance Company, Aetna Life Insurance Company, the Northwestern Mutual Life Insurance Company, Chemical Bank, Seattle-First National Bank and Bank of America, Oregon, dated November 30, 1992 and recorded December 11, 1992, as Auditor's No. 9212110104.
2. Classification of a portion of the real property as farm and agricultural property which may subject such property to further taxation and interest as provided by Chapter 84.34 and 84 RCW upon withdrawal from such classification or change in use.
3. Unrecorded leaseholds, if any, rights of vendors and chattel mortgages of personal property, and rights of tenants to remove trade fixtures at the expiration of term.
4. Deed of trust originally executed by Sedro-Woolley Lumber, Co. as grantor and First American Title Insurance Company of Oregon as trustee with the original beneficiary being Fleet Bank, N.A., as Agent for Principal Mutual Life Insurance Company, the Northwestern Mutual Life Insurance Company, Oppenheimer & Company, Inc., Foothill Capital Corporation, Bank of America, Illinois, and Fixed Plus Partners, dated February 6, 1997, and recorded February 13, 1997, as Auditor's No. 9702130021. (Affects a portion of the property).
5. Easements and deed reservations that are a matter of public record.



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