



200408240086
Skagit County Auditor

AFTER RECORDING MAIL TO:

C & G Timber, Inc.
398 Shallow Shore
Bellingham, WA 98229-8503

8/24/2004 Page 1 of 4 12:40PM

LAND TITLE OF SKAGIT COUNTY

112680-2

STATUTORY WARRANTY DEED

Escrow No.: 0406292
Title Order No.: 112680-S

THE GRANTOR(S)

Bertch Company LLC

for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to

C & G Timber, Inc., a WA Corporation

the following described real estate, situated in the County of Skagit, State of Washington:

ABBREVIATED LEGAL DESCRIPTION: A portion of Government Lots 3, 4, and 7, all in Section 7, Township 33 North, Range 5 East, W.M., records of Skagit County, Washington. See EXHIBIT "A" attached hereto for the complete legal description.

SUBJECT TO: Assessment levied by P.U.D. No. 1 for water under Account No. 330507-0-006-0003, with a remaining principal balance of \$3365.12, which assessment the Grantee herein has agreed to assume and pay in accordance with all terms and conditions contained therein.

ALSO SUBJECT TO: The land described herein has been designated as Classified Forest Land, subject to the provisions of RCW 84.33; the Grantee herein has agreed to continue this designation.

ALSO SUBJECT TO: See the EXHIBIT "B" attached hereto for easements, restrictions, reservations, covenants, conditions, assessments, and other matters of record.

Assessor's Property Tax Parcel/Account Number: 330507-0-006-0003

Dated: AUGUST 12, 2004

Bertch Company LLC

BY: Robert J. Bertch
Robert J. Bertch, Manager

4508
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 24 2004

Amount Paid \$ 5765.00
By [Signature] Deputy

STATUTORY WARRANTY DEED
(Continued)

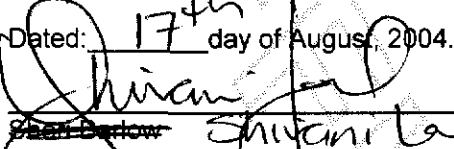
STATE OF Washington

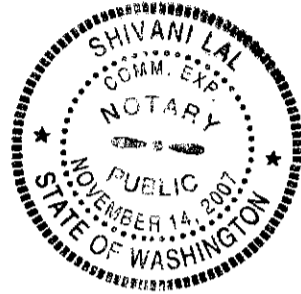
) ss.

COUNTY OF SNOHOMISH KING

I certify that I know or have satisfactory evidence that ROBERT J. BERTCH is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he was/she was/they were authorized to execute the instrument and acknowledged it as the MANAGER of Bertch Company LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 17th day of August, 2004.


~~Shivani Lal~~ Shivani Lal
Notary Public in and for the State of Washington
residing at ~~Everett~~ Kent
My Commission Expires: 07/06/08 Nov 14th 2007



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7/97

EXHIBIT "A" ATTACHED TO STATUTORY WARRANTY DEED

Government Lots 3, 4 and 7, all in Section 7, Township 33 North, Range 5 East, W.M., EXCEPT that portion of Government Lot 3, conveyed to Skagit County by Deed recorded March 24, 1954, under Auditor's File No. 513935, described as follows:

Beginning at the Northeast corner of said Government Lot 3;
thence North 89°42'25" West on the section line, 33.23 feet;
thence South 25°21'30" East, 74.05 feet to the East line of said Government Lot 3;
thence North 1°25' East, 66.77 feet to the point of beginning, Section 7, Township 33 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive 60 foot right of way, being 30 feet on each side of the following described centerline:

Beginning at the Southeast corner of Lot 7, "REPLAT OF FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, LOTS 122 TO 127," as per plat recorded in Volume 11 of Plats, page 3, records of Skagit County, Washington;
thence Northwesterly along the Southwesterly right of way line of the West Big Lake Road, a distance of 10.90 feet to the true point of beginning;
thence South 50°10'14" West, a distance of 12.78 feet, more or less, to the South line of said Lot 7;
thence continuing South 50°10'14" West, a distance of 26.81 feet;
thence South 24°40'14" West, a distance of 48.91 feet;
thence South 00°55'14" West, a distance of 47.80 feet;
thence South 14°19'46" East, a distance of 53.82 feet;
thence South 31°34'46" East, a distance of 57.62 feet;
thence South 40°49'46" East, a distance of 89.49 feet;
thence South 29°04'46" East, a distance of 86.39 feet;
thence South 40°49'46" East, a distance of 77.77 feet;
thence South 53°04'46" East, a distance of 168.06 feet;
thence South 58°04'46" East, a distance of 165.76 feet;
thence South 46°19'46" East, a distance of 358.47 feet;
thence South 49°34'46" East, a distance of 136.59 feet;
thence South 45°34'46" East, a distance of 127.27 feet;
thence South 36°04'46" East, a distance of 98.71 feet;
thence South 20°25'14" West, a distance of 75.16 feet;
thence North 82°34'46" West, a distance of 65.34 feet;
thence North 51°04'46" West, a distance of 97.01 feet;
thence North 63°34'46" West, a distance of 126.97 feet;
thence North 67°34'46" West, a distance of 87.39 feet;
thence North 75°04'46" West, a distance of 131.28 feet;
thence South 78°55'14" West, a distance of 91.70 feet;
thence North 58°04'46" West, a distance of 117.85 feet;
thence North 74°34'46" West, a distance of 61.63 feet;
thence South 87°55'14" West, a distance of 108.23 feet;
thence North 70°34'46" West, a distance of 160.85 feet;
thence North 67°34'46" West, a distance of 154.93 feet;
thence North 56°34'46" West, a distance of 44.90 feet;
thence North 45°34'46" West, a distance of 94.80 feet;
thence North 67°04'46" West, a distance of 79.37 feet;
thence North 88°34'46" West, a distance of 42.39 feet;
thence South 89°25'14" West, a distance of 61.63 feet;
thence South 87°55'14" West, a distance of 63.64 feet;
thence South 81°55'14" West, a distance of 128.28 feet;
thence South 89°25'14" West, a distance of 43.16 feet, more or less, to the West line of the Northeast ¼ of the Southwest ¼ of said Section 7.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B" ATTACHED TO STATUTORY WARRANTY DEED

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 29, 1959
Auditor's No.: 583700
As Follows:

"RESERVING UNTO THE GRANTOR, HOWEVER, all minerals and mineral rights, including oil and gas, and the right to enter upon said premises for the purpose of mining for and removing the same. The grantor herein agrees to pay for any damage caused to the surface of the ground in the exercise of said rights."

B. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Willard M. Hendrickson and Ida M. Hendrickson
And: Georgia-Pacific Corporation, a Georgia corporation
Dated: June 20, 1990
Recorded: June 22, 1990
Auditor's No.: 9006220073
Regarding: Right of way and road use agreement

C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Bertch Company, LLC
And: Ray E. Finegan, D.C.
Dated: October 14, 1997
Recorded: October 23, 1997
Auditor's No.: 9710230034
Regarding: Drainfield easement agreement

D. DECLARATION OF PERPETUAL EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Declarant: Bertch Company, LLC, a limited liability company
Dated: November 5, 1998
Recorded: November 16, 1998
Auditor's No.: 9811160159
(Affects a portion of Government Lot 4)



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