

When Recorded Return To:  
Thomas E. Tyner  
The Trust for Public Land  
1011 Western Avenue, Suite 605  
Seattle, Washington 98104



201006180124

Skagit County Auditor

6/18/2010 Page 1 of 9 1:40PM

LAND TITLE OF SKAGIT COUNTY  
136299.5c + 129196.5c

### SPECIAL WARRANTY DEED

**Grantor(s):**

- (1) Wallace E. Opdycke
- (2) Nancy L. Corbin, as Trustee
- (3) Thomas C. Opdycke
- (4) Linda L. Opdycke

1802  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 18 2010

Amount Paid \$ 249,205.00  
Skagit Co. Treasurer  
By Deputy

JP

**Grantee:** The Trust for Public Land

**Abbreviated Legal Description** (lot, block and plat name, or section-township-range):

Gov. Lot 2, 20-34-2E W.M.; Gov. Lots 5,6,7,8 & 9, 21-34N-2E W.M.; Ptn Gov. Lot 2, 21-34N-2E. W.M.

**Assessor's Property Tax Parcel Account Number(s):** P20576/340221-0-002-0027;  
P20604/340221-0-027-0101; P20603/340221-0-027-0010; P20573/340221-0-002-0002

**Reference Numbers of Documents Assigned or Released (if applicable):**

## **SPECIAL WARRANTY DEED**

Wallace E. Opdycke, as his separate property, and Nancy Louise Corbin, as trustee of The Nancy Louise Corbin Living Trust dated February 11, 2003, each as to a one-half interest as tenants in common as to Parcel A below, and Thomas C. Opdycke, as his separate property, and Linda L. Opdycke, as her separate property, each as to an undivided one-half interest as tenants in common as to Parcel B below (collectively, "Grantors"), in consideration of ten dollars and other good and valuable consideration paid and received, bargain, sell and convey to The Trust for Public Land, a California nonprofit corporation ("Grantee"), the following described real property located in Skagit County, Washington:

### **PARCEL A:**

Government Lot 2 in Section 20, Township 34 North, Range 2 East, W.M..

ALSO, Government Lots 5, 6, 7, 8 and 9 in Section 21, Township 34 North, Range 2 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over the South 60 feet of Government Lot 2, Section 21, Township 34 North, Range 2 East, WM.

Situate in the County of Skagit, State of Washington.

### **PARCEL B:**

The South 410.32 feet of Government Lot 2 in Section 21, Township 34 North, Range 2 East, W.M., EXCEPT the East 30 feet thereof for road.

Situate in the County of Skagit, State of Washington.

### **ALL SUBJECT TO:**

Rights, reservations, restrictions, easements, covenants, liens and other matters of record, including without limitation any "roll back" or compensating taxes arising from any change of use classification under Ch. 84.33 RCW or similar statutes.

Matters that would be disclosed by a thorough physical inspection of the property or by an accurate ALTA/ACSM survey of the property.

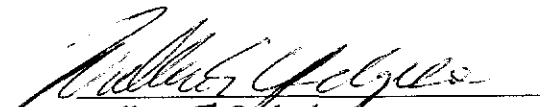


Grantors, for themselves and their successors in interest, do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under Grantors and not otherwise, Grantors will forever warrant and defend the said described real estate.

IN ADDITION, Grantors do hereby convey and quitclaim to Grantee any and all right, title and interest in and to the tidelands associated with or adjacent to or within the properties legally described above as Parcel A and Parcel B, together with any after acquired property.

The term "tidelands" as used herein means all lands adjacent to or surrounded in whole or in part by the property legally described above that are or were continually or intermittently submerged beneath waters subject to the ebb and flow of the tides and that lie between the line of mean high tide and the line of extreme low water, and include the bed of the saltwater lagoon surrounded in whole or in part by the South 410.32 feet of Government Lot 2 in Section 21, Township 34 North, Range 2 East, W.M. For purposes of this definition of "tidelands," the line of mean high tide is determined by taking the mean of all high tides, including spring tides and neap tides, over a complete tidal cycle of 18.6 years and is ambulatory, changing location in response to erosion and accretion as well as changes in tidal elevations. However, except as otherwise provided by applicable law, if the line of mean high tide is seaward of where it would be in the absence of a human-made assemblage of materials or other human-made alteration, then the landward boundary of the tidelands is where the line of mean high tide would be in the absence of such assemblage or alteration.

DATED: June 16, 2010

  
Wallace E. Opdycke

Nancy Louise Corbin, Trustee of the  
Nancy Louise Corbin Living Trust dated  
February 11, 2003

Thomas C. Opdycke

Linda L. Opdycke

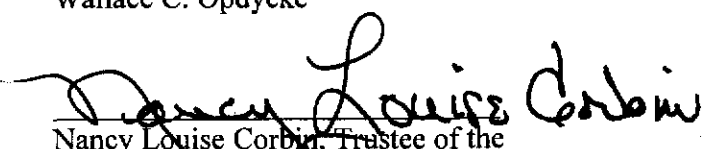
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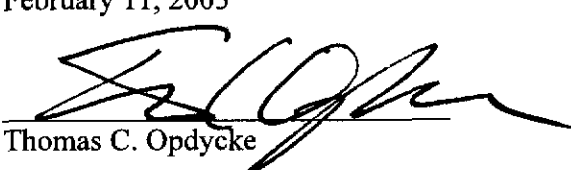
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DATED: June 16, 2010

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Wallace C. Opdycke

  
Nancy Louise Corbin, Trustee of the  
Nancy Louise Corbin Living Trust dated  
February 11, 2003

  
Thomas C. Opdycke

\_\_\_\_\_  
Linda L. Opdycke



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DATED: June 16, 2010

\_\_\_\_\_  
Wallace C. Opdycke

\_\_\_\_\_  
Nancy Louise Corbin, Trustee of the  
Nancy Louise Corbin Living Trust dated  
February 11, 2003

\_\_\_\_\_  
Thomas C. Opdycke

Linda L. Opdycke  
Linda L. Opdycke



STATE OF MONTANA )  
COUNTY OF FLATHEAD ) ss.

On this 13<sup>th</sup> day of June, 2010, before me, a Notary Public in and for the State of Montana, personally appeared Wallace E. Opdycke, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



STEPHEN P SULLIVAN  
NOTARY PUBLIC-MONTANA  
Residing at Whitefish, Montana  
My Comm. Expires August 21, 2012

NOTARY PUBLIC in and for the State of Montana,  
residing at WHITEFISH, MONTANA  
My appointment expires AUGUST 21, 2012  
Print Name STEPHEN P SULLIVAN

STATE OF WASHINGTON )  
COUNTY OF KING ) ss.

On this \_\_\_\_\_ day of June, 2010, before me, a Notary Public in and for the State of Washington, personally appeared Nancy Louise Corbin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the Trustee of The Nancy Louise Corbin Living Trust dated February 11, 2003, to be the free and voluntary act and deed of said trust for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_  
Print Name \_\_\_\_\_



STATE OF MONTANA  
COUNTY OF FLATHEAD

)  
) ss.  
)

On this \_\_\_\_ day of June, 2010, before me, a Notary Public in and for the State of Montana, personally appeared Wallace C. Opdycke, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

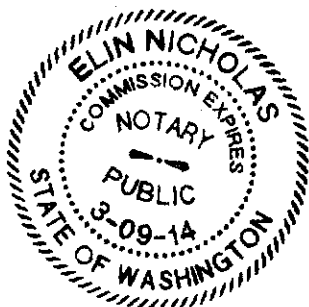
NOTARY PUBLIC in and for the State of Montana,  
residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_  
Print Name \_\_\_\_\_

STATE OF WASHINGTON  
COUNTY OF KING

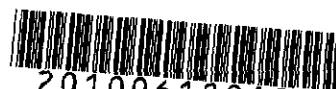
)  
) ss.  
)

On this 02~~nd~~ day of June, 2010, before me, a Notary Public in and for the State of Washington, personally appeared Nancy Louise Corbin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the Trustee of The Nancy Louise Corbin Living Trust dated February 11, 2003, to be the free and voluntary act and deed of said trust for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Elin Nicholas  
NOTARY PUBLIC in and for the State of  
Washington, residing at Seattle  
My appointment expires 3/9/14  
Print Name Elin Nicholas



STATE OF WASHINGTON  
COUNTY OF KING

)  
ss.  
)

On this 01 day of June, 2010, before me, a Notary Public in and for the State of Washington, personally appeared Thomas C. Opdycke, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Elin Nicholas  
NOTARY PUBLIC in and for the State of  
Washington, residing at Seattle  
My appointment expires 3/9/14  
Print Name ELIN NICHOLAS

STATE OF WASHINGTON  
COUNTY OF OKANOGAN

)  
ss.  
)

On this \_\_\_\_ day of June, 2010, before me, a Notary Public in and for the State of Washington, personally appeared Linda L. Opdycke, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_  
Print Name \_\_\_\_\_





STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this \_\_\_\_\_ day of June, 2010, before me, a Notary Public in and for the State of Washington, personally appeared Thomas C. Opdycke, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

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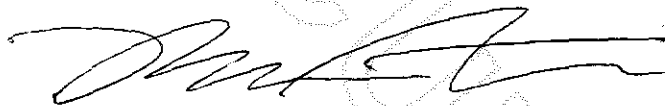
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_  
Print Name \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF OKANOGAN )

On this 10<sup>th</sup> day of June, 2010, before me, a Notary Public in and for the State of Washington, personally appeared Linda L. Opdycke, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



  
NOTARY PUBLIC in and for the State of  
Washington, residing at Wentworth, WA  
My appointment expires 7/29/2014  
Print Name Beaumont Adams



201006180124  
Skagit County Auditor