

#82

2113636 MASON CO WA

07/15/2019 03:24 PM SWD
MASON COUNTY TITLE CO #126950 Rec Fee: \$104.50 Pages: 4



WHEN RECORDED RETURN TO:

Squaxin Island Tribe, a federally recognized Indian
Tribe
10 SE Squaxin Ln
Kamitche, WA 98584

AFFIDAVIT
No. 48730
WA R.E. EXCISE TAX

JUL 15 2019

PAID \$9,790.⁰⁰
LISA FRAZIER
Treas., Mason County

Escrow Number: 128727

Filed for Record at Request of: *Mason County Title Company*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Skookum Ranch, LLC, a Washington limited liability company for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Squaxin Island Tribe, a federally recognized Indian Tribe the following described real estate, situated in the County of Mason, State of Washington:

LEGAL DESCRIPTION ON EXHIBIT " B " ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey, and including the attached Exhibit "A."

Abbreviated Legal: (Required if full legal not inserted above.)

Ptns SE 23-19-4, SW 24-19-4, NW 25-19-4

Tax Parcel Number(s): 41924-31-00000, 41924-34-00030, 41924-33-00000, 41924-32-00000, 41923-40-00000, and 41925-21-00020

Dated: July 15, 2019

SKOOKUM RANCH, LLC, A WASHINGTON
LIMITED LIABILITY COMPANY

Judith Wirth
Judith Wirth, Member

State of Washington

County of Mason

) ss.

I certify that I know or have satisfactory evidence that Judith Wirth, the person who appeared before me, and said person acknowledges that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Member of Skookum Ranch LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 16, 2019

Donna M. Dotson
Name: Donna M. Dotson
Notary Public in and for the State of,
residing at Uma
My appointment expires: 11.09.2019

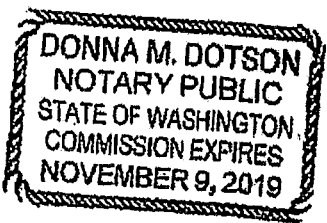


EXHIBIT "A" EXCEPTIONS

Subject to reservation of the right to obtain water for domestic and irrigation purposes, including the right to go upon the land for the purpose of maintaining the continuous flow of said water, as reserved in instrument recorded November 28, 1949, Auditor's File No. 131737.
Refer to instrument for a more particular statement.

WE NOTE THE FOLLOWING: Surface Water Right, State of Washington.

To: A. H. Stoehr
Dated: January 23, 1960
Recorded: January 27, 1960
Auditor's File No.: 182081

As to Parcel 2:

EASEMENT. Subject to a non-exclusive easement for ingress, egress and public utilities, 30 feet in width, as described in instrument recorded September 17, 1975, Auditor's File No. 306640.

As to Parcels 2 and 3:

UTILITY EASEMENT.

To: P.U.D. No. 3 of Mason County, Washington.
Recorded: July 29, 1996
Auditor's File No.: 631377

For the purpose of installing, laying, constructing, renewing, operating and maintaining electric utilities, public and private.

EASEMENTS. Subject to easements to restore, protect, manage, maintain, and enhance wetlands and other lands, and for other purposes, including easements for ingress, egress and utilities, all as granted in instrument recorded October 16, 1998, Auditor's File No. 676978.
Refer to instrument for a more particular statement.

Subject to a life tenancy in and to a portion of the within described land, including an easement for road and utility purposes, as reserved by Edsel E. Peacock and Gwendolyn G. Peacock in instrument recorded June 23, 1995, Auditor's File No. 609566.

Evidence of the authority of the party(ies) who will execute the forthcoming instruments on behalf of Skookum Ranch, LLC is required by this Title Company. Please provide copies of appropriate documentation prior to closing for review.

Potential additional exceptions may be added to this commitment as a result of a name search to be conducted for any purchaser(s) hereafter disclosed.

EXHIBIT "B"
LEGAL DESCRIPTION

Parcel 1:

All that portion of the East half (E 1/2) of the East half (E 1/2) of Section twentythree (23), Township nineteen (19) North, Range four (4) West, W.M., in Mason County, Washington, lying Southerly of the Southerly right-of-way line of the railroad right-of-way conveyed to Northern Pacific Railroad Company, in deed recorded June 25, 1925, Auditor's File No. 44332.

Parcel No. 41923 40 00000

Parcel 2:

All that portion of the West half (W 1/2) of Section twentyfour (24), Township nineteen (19) North, Range four (4) West, W.M., in Mason County, Washington, lying Northwesterly of the Northwesterly right-of-way line of State Route 108, and lying Southerly of the Southerly right-of-way line of the railroad right-of-way conveyed to Northern Pacific Railroad Company, in deed recorded June 25, 1925, Auditor's File No. 44332.

Parcel Nos. 41924 31 00000, 41924 32 00000, 41924 33 00000 and 41924 34 00030

Parcel 3:

All that portion of the Northwest quarter (NW 1/4) of Section twentyfive (25), Township nineteen (19) North, Range four (4) West, W.M., in Mason County, Washington, lying Northwesterly of the Northwesterly right-of-way line of State Route 108; excepting therefrom, all that portion thereof which lies Westerly of a line particularly described as follows:

COMMENCING at the Northwest corner of said Section twentyfive (25); thence East, along the North line of said Section twentyfive (25), 1427.4 feet, to the POINT OF BEGINNING of the herein described line; thence South, parallel with the West line of said Section twentyfive (25), to the Northwesterly right-of-way line of State Route 108, and the terminus of the herein described line.

Parcel No. 41925 21 00020

As to Parcels 1, 2 and 3:

TOGETHER WITH a non-exclusive easement for ingress, egress and public utilities, as granted in instruments recorded August 7, 1972, Auditor's File No. 271733 and recorded October 28, 1977, Auditor's File No. 335895.