

Skip Moore, Auditor, Chelan County, WA.
AFN # 2374247
Recorded 03:04 PM 12/28/2012
D Page: 1 of 4 \$75.00 FIRST AMERICAN
TITLE - WENATCHEE

After Recording Return To:
Washington Department of Fish and Wildlife
Real Estate Services
600 Capitol Way North
Olympia, WA 98501-1091
Attn: Thom Woodruff

1752016 DW

157411
REAL ESTATE EXCISE TAX
PAID \$ 6591.00
Chelan County Treasurer
David E. Griffiths, CPA
By Day 12-28-12
Deputy

ESA-ICICLE CREEK
FROMM LAND COMPANY
CHELAN COUNTY
140234

Document Title: Statutory Warranty Deed
Grantor: Fromm Land Company, LLC
Grantee: The State of Washington, The Department of Fish and Wildlife
Abbreviated Legal Description: Ptn SEC 13, T24N, R17E, W.M.
Assessor Parcel No.: 241713340075
County: Chelan

STATUTORY WARRANTY DEED

The Grantor, FROMM LAND COMPANY, L.L.C., a Washington limited liability corporation, for and in consideration of THREE HUNDRED SEVENTY THOUSAND DOLLARS (\$370,000.00), conveys and warrants to **THE STATE OF WASHINGTON, THE DEPARTMENT OF FISH AND WILDLIFE**, the following described real estate situated in the County of Chelan, State of Washington:

THAT PORTION of the Southeast quarter of the Southwest quarter of Section 13, Township 24 North, Range 17 East of the Willamette Meridian, Chelan County, Washington, lying Easterly of the center of the Icicle Creek and Westerly of East Leavenworth Road.

Also known as Parcel A of Certificate of Exemption No. 2011-265 recorded on December 5, 2011 under Auditor's File No. 2352834, in the official records of Chelan County, Washington.

APN: 24 17 13 340075

TOGETHER WITH: All and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining. And further, for the consideration aforesaid, the Grantor above named hereby conveys and quitclaims unto The State of Washington, The Department of Fish and Wildlife, its successors and assigns, all right, title, and interest which Grantor may have in and to the banks, beds and waters of any streams, or any lands not adequately described, opposite or fronting upon the fee lands above described and in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said land and in any means of ingress and egress appurtenant thereto.

SUBJECT TO: Existing easements for public roads, public highways, public utilities, public

railroads and public pipelines; reservations, exceptions and any other outstanding rights contained in or referred to in patents issued by The United States.

ALSO SUBJECT TO:

1. In furtherance to the service installation or construction charges for sewer, water, electricity or garbage collection and disposal see in this regard instrument recorded under Auditor's No. 788203 relative to tap or connection charges levied by City of Leavenworth.
2. The terms and provisions contained in the document entitled "Chelan County Application for Certificate of Exemption recorded: December 05, 2011, recording no. 2352834.
3. Any question that may arise due to the shifting and/or changing in the course of Icicle River.
4. Rights of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes; including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state.

FROMM LAND COMPANY, L.L.C., a
Washington Limited Liability Corporation

By: Linda I. Rabutson
Title: Manager

12-24-2012
Date

By: James Patrick Fromm
Title: Manager


12/26/12
Date

By: Cynthia R. Burnett
Title: Manager

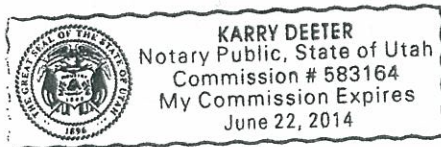
12/26/12
Date

State of Utah)
) ss.
County of San Juan)

On this 24th day of December, 2012, before me, Karry Deeter, the undersigned Notary Public in and for the State of Utah, personally appeared Linda Robertson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Manager on behalf of Fromm Land Company, L.L.C., the corporation named therein, and on oath acknowledged to me that said corporation executed said instrument as its free and voluntary act and deed for the purposes therein mentioned and on oath swore to me that he was authorized to execute said instrument on behalf of said corporation.



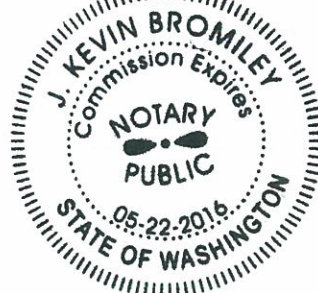
Notary Public in and for the State of Utah
Residing at LaSal, San Juan Utah.
My commission expires 6-22-14.



State of Washington)
) ss.
County of Chelan)

On this 26 day of December, 2012, before me, Kevin Bromiley, the undersigned Notary Public in and for the State of Washington, personally appeared James Patrick Fromm, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Manager on behalf of Fromm Land Company, L.L.C., the corporation named therein, and on oath acknowledged to me that said corporation executed said instrument as its free and voluntary act and deed for the purposes therein mentioned and on oath swore to me that he was authorized to execute said instrument on behalf of said corporation.





Notary Public in and for the State of Washington
Residing at Winatchee, Washington.
My commission expires 5/22/16.

State of Washington)
) ss.
County of Chelan)

On this 26th day of December, 2012, before me, Kevin Bromiley, the undersigned Notary Public in and for the State of Washington, personally appeared Cynthia Rae Fromm Burnett, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Manager on behalf of Fromm Land Company, L.L.C., the corporation named therein, and on oath acknowledged to me that said corporation executed said instrument as its free and voluntary act and deed for the purposes therein mentioned and on oath swore to me that he was authorized to execute said instrument on behalf of said corporation.

[Signature]
Notary Public in and for the State of Washington
Residing at Winatchee, Washington.
My commission expires 5/22/16.

