

WHEN RECORDED RETURN TO:
Whidbey Camano Land Trust
765 Wonn Road C-201
Greenbank, WA 98253

01/31/2018 02:20:41 PM 4438399
Recording Fee \$76.00 Page 1 of 3
Deed
Island County Washington



STG-39253

Escrow Number: 01348-39253

Filed for Record at Request of: Premier Title of Island County

BARGAIN AND SALE DEED

THE GRANTOR, **WHIDBEY CAMANO LAND TRUST, a Washington nonprofit corporation**, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, bargain, sells, and conveys to **ISLAND COUNTY, a county government and a political subdivision of the State of Washington** ("Grantee"), the following described real estate:

Government Lot 1, Section 5, Township 31 North, Range 3 East of the Willamette Meridian;

EXCEPT the West 40 Acres thereof;

TOGETHER WITH second class tidelands as conveyed by the State of Washington, located in front of, adjacent to and abutting thereon and lying between the meander line and a line parallel with and 600 feet Easterly of said meander line, the North boundary of this tidelands tract being the projection Easterly of the North line of said Government Lot 1 and the South line of said tract being the projection Easterly of the South line of said Government Lot 1.

Situate in the County of Island, State of Washington.

DATED this 29 day of January 2018.

By: Patricia Powell

Name: Patricia Powell

Title: Executive Director

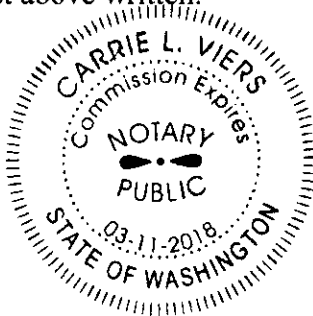
Subject To: See Schedule "A" attached hereto and by this reference incorporated herein.

Tax Parcel Number: R33105-086-1670

STATE OF WASHINGTON)
) ss.
COUNTY OF ISLAND)

On this 29 day of January 2018, before me personally appeared PATRICIA POWELL, to me known to be the Executive Director of The Whidbey Camano Land Trust that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument on behalf of said corporation.

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



Carrie L. Viers
NOTARY PUBLIC in and for the State of
Washington, residing at Clinton
Print Name: Carrie L. Viers
My commission expires 3-11-2018

Schedule A

1. Question of location of lateral boundaries of said Second Class Tide (or shore) lands.
2. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
3. Rights and easements for commerce, navigation and fisheries.
4. Exceptions and reservations contained in deed from the State of Washington, whereby the State excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; recorded October 4, 1906, in Volume 22 of Deeds, page 93.
5. Exceptions and reservations contained in deed from the State of Washington, whereby the State excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; recorded April 29, 1912, under Auditor's File No. 10470.
6. Easement, including the terms and conditions thereof for an electric transmission and distribution line dated July 8, 1991 and recorded August 12, 1991 under Auditor's File No. 91011990.
7. Easement, including the terms and conditions thereof for an electric transmission and distribution line dated September 7, 2004 and recorded October 19, 2004 under Auditor's File No. 4115620.
8. Access Easement recorded August 30, 2012 under Auditor's File No. 4322293.
9. Access Easement recorded August 30, 2012 under Auditor's File No. 4322294.
10. Conservation Easement recorded August 30, 2012 under Auditor's File No. 4322295.
11. Assignment and Acceptance of Conservation Easement recorded March 28, 2013 under Auditor's File No. 4336595.
12. Assignment of Rights Washington State Recreation and Conservation Office recorded March 28, 2013 under Auditor's File No. 4336597.
13. Survey of adjoining property recorded October 18, 2012 under Auditor's File No. 4325438.
14. Salmon Deed of Right recorded January 30, 2018, under Auditor's File No. 4438264.