



After Recording Return To:
Whidbey Camano Land Trust
765 Wonn Road, #C-201
Greenbank, Washington 98253
Attention: Patricia Powell

ISLAND COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 25 2006

AMOUNT PAID \$ 7120
LINDA E RIFE
ISLAND COUNTY TREASURER

STATUTORY WARRANTY DEED

GRANTOR: RIVIERA LAND ACQUISITION, LLC

GRANTEE: WHIDBEY CAMANO LAND TRUST

\$ 37

IS 99386 ✓

Legal Description:

Abbreviated Form: GL's 1, 2 and 3, Sec. 26, Township 32 N, Range 3
GL's 1, 2, 3 and 4, Sec. 27, Township 32 N, Range 3
GL's 1, 2, 3 and 4, Sec. 28, Township 32 N, Range 3
GL's 1, 2, 3 and 4, Sec. 29, Township 32 N, Range 3
GL's 1, 2, 3 and 4, Sec. 32, Township 32 N, Range 3
GL's 1, 2, 3 and 4, Sec. 5, Township 31 N, Range 3
GL 1, Sec. 8, Township 31 N, Range 3
AND Lots 1-96, Blk. 1; Lots 1-98, Blk. 2; Lots 1-49, 54 and
60-98, Blk. 3, and Lots 1-48, 59-65 and 68-96, Blk. 4,
CAMANO - BLUE OYSTER TRACTS #1

Additional legal on Page 3

Assessor's Tax Parcel ID#: R33226-339-0590; S6245-00-01000-0; S6245-00-02000-0;
S6245-00-03001-0; S6245-00-03054-0; S6245-00-03060-0; S6245-00-04001-0; S6245-00-
04059-0; S6245-00-04068-0

Reference No(s). of Related Document(s): NA

THE GRANTOR, RIVIERA LAND ACQUISITION, LLC, a Washington limited liability company, successor by merger to Riviera Land Co., a Washington corporation, for and in consideration of Ten and no/100 dollars (\$10.00) in hand paid, conveys and warrants to WHIDBEY CAMANO LAND TRUST, a Washington nonprofit corporation, the following described real estate, situated in the County of Island, State of Washington.

See Exhibit A attached hereto.



ISLAND COUNTY AUDITOR

WD

Subject to and excepting those matters listed in Exhibit B attached hereto and incorporated herein by this reference.

Dated October 4, 2006.

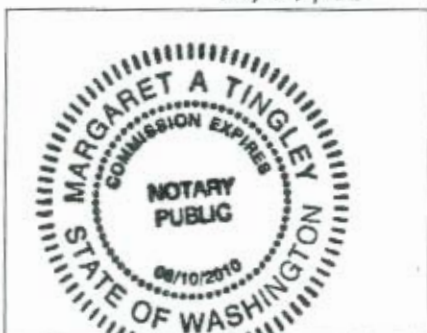
RIVIERA LAND ACQUISITION, LLC, a
Washington limited liability company,
successor by merger to Riviera Land Co., a
Washington corporation

By Michael J Windus
Its authorized signer

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that MICHAEL WINDUS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the AUTHORIZED SIGNER of Riviera Land Acquisition, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

^{mt}
Dated: 10/04/06
10/04/06



(Use this space for notarial stamp/seal)

Margaret A Tingley
Notary Public
Print Name MARGARET TINGLEY
My commission expires 6/10/10



EXHIBIT A

Legal DescriptionPARCEL A:

All tidelands of the second class, as conveyed by the State of Washington in front of, adjacent to or upon Government Lots 1, 2 and 3, Section 26, Government Lots 1, 2, 3, and 4, Section 27, Government Lots 1, 2, 3, and 4, Section 28, Government Lots 1, 2, 3, and 4, Section 29, Government Lots 1, 2, 3, and 4, Section 32, Township 32 North, Range 3 East of the Willamette Meridian, and Government Lots 1, 2, 3, and 4, Section 5, and Government Lot 1, Section 8, Township 31 North, Range 3 East of the Willamette Meridian;

EXCEPT any portion of said tidelands in front of Government Lot 3, said Section 26, lying within the right of way for the highway crossing Davis Slough;

ALSO EXCEPT that portion of said tidelands embraced within the plat of "Camano-Blue Point Oyster Tracts-Division No. 1", according to the recorded plat thereof in the Office of the Auditor of Island County, Washington, in Volume 3 of Plats, page 42.

ALSO EXCEPT that portion beginning at a point of intersection of the East line of Lot 10, Block 3, "Juniper Beach Tracts", according to the recorded plat thereof in the Office of the Auditor of Island County, Washington, in Volume 3 of plats, page 12, extended Southerly, with the Northerly boundary line of the tidelands of the second class in front of Government Lot 3, said Section 27, and run thence South 600 feet;

thence Westerly parallel to and 600 feet distant from said Northerly line to the place of intersection of said parallel line with the Southerly extension of the West line of Lot 31, Block 2, "Domerude Beach", according to the recorded plat thereof in the Office of the Auditor of Island County, Washington, in Volume 3 of Plats, page 11; thence North along said Southerly extension of the West line of said Lot 31, a distance of 600 feet of an intersection with the Northerly boundary line of said tidelands of the second class;

thence Easterly along said Northerly line to the place of beginning.

ALSO EXCEPT all tidelands of the second class in front of Government Lots 1 and 2, Section 29, lying between the Government meander line and a line 500 feet (measured at right angles to said meander line) Easterly thereof;

ALSO EXCEPT that portion of the tidelands of the second class to line of extreme low tide in front of and adjacent to Government Lot 1 and the South 1000 feet of Government Lot 2, measured at right angles to the South 1000 feet of Government Lot 2, measured at right angles to the South line thereof of Section 32, Township 32 North, Range 3 East of the Willamette Meridian, Lying between the meander line and the line parallel with and 1000 feet Easterly of said meander line and in front of



and adjacent to Government Lots 3 and 4 in Section 5, Township 31 North, Range 3 East of the Willamette Meridian, lying between the meander line and the line parallel with and 600 feet Easterly of said meander line, the North line of the South 1000 feet of Government Lot 2, Section 32, Township 32 North, Range 3 East of the Willamette Meridian, and the South line of said tract being projection of the South line of government Lot 3, Section 5, Township 31 North, Range 3 East of the Willamette Meridian;

ALSO EXCEPT that portion of the tidelands of the second class to the line of extreme low tide in front of and adjacent to Government Lot 1, Section 5, Township 31 North, Range 3 East of the Willamette Meridian, lying between the meander line and the line parallel with and 600 feet Easterly of said meander line, the North line of the tideland tract being the projection Easterly of the North line of said Lot 1 and the South line of said Tract being the projection of the South line of said Government Lot 1, Section 5, Township 31 North, Range 3 East of the Willamette Meridian;

ALSO EXCEPT all tidelands of the second class in front of Government Lot 2, Section 5, Township 31 North, Range 3 East of the Willamette Meridian, lying between the meander line and a line 600 feet Easterly and parallel with said meander line;

ALSO EXCEPT all that portion of a tract of land to be hereinafter described, lying and being Northerly of a line drawn parallel with and 75 feet distant Southerly, when measured at right angles from the center line survey of Secondary State Highway No. 1-Y. The hereinbefore mentioned tract of land is described as follows:

Tidelands of the second class, as conveyed by the State of Washington to the line of extreme low tide in front of Government Lot 3, Section 26, Township 32 North, Range 3 East of the Willamette Meridian;

EXCEPT portion within the highway right of way crossing Davis Slough.

ALSO EXCEPT that portion of tidelands of the second class extending in front of Government Lot 2, Section 28, Township 32 North, Range 3 East of the Willamette Meridian, extending out a distance of 600 feet normal to the Government meander line established with respect to said tidelands. With respect to the above description, reference is made to the Gaetz Oyster Company plat of Sections 26, 27, 28, 29, and 32, Township 32 North, Range 3 East of the Willamette Meridian, and Sections 5 and 8, Township 31 North, Range 3 East of the Willamette Meridian, showing location of government meander line;

ALSO EXCEPT that portion of tidelands of second class situated in front of Government Lot 1, Section 28, and the East 48 rods of Government Lot 4, Section 29, Township 32 North, Range 3 East of the Willamette Meridian, extending out a distance of 600 feet normal to the Government meander line. With respect to the above description, reference is made to the Gaetz Oyster Company plat of Sections 26, 27, 28, 29, and 32, Township 32 North, Range 3 East of the Willamette Meridian, Sections 5 and 8, Township 31 North, Range 3 East of the Willamette Meridian, showing location of government meander line.



EXHIBIT B

Exceptions

1. Any question that may arise as to location of lateral boundaries of tidelands described herein.
2. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
3. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
4. Any question of location, boundary or area related to Puget Sound, including, but not limited to, any past or future changes in it.
5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, 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; **Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: October 4, 1906; April 29, 1912
Recorded in: Volume 22 of Deeds, Page 93; Volume 28 of Deeds, page 323, records of Island County, Washington
6. Exceptions and reservation as contained in instrument;
Recorded: April 28, 1961
Auditor's No.: 136093, records of Island County, Washington
Executed By: Small Business Administration
As Follows: All uranium, thorium, and all other materials, determined pursuant to Section 5 (b) (1) of the Atomic Energy Act of 1946, (60 Stat. 761) together with the right to mine and remove same.
7. Exceptions and reservations as contained in instrument;
Recorded: June 10, 1963
Auditor's No.: 153428, records of Island County, Washington
Executed By: Coast Oyster Company, a Washington corporation
As Follows: The tidelands herein above described shall not be used in any manner directly or indirectly for the commercial planting, growing, cultivation or culture of oysters. This covenant shall be perpetual and a covenant running with the land and title thereto shall immediately thereupon revert to said Coast Oyster Company, its successors and assigns