

When recorded return to:

Dugualla Community Inc.  
P.O. Box 1368  
Oak Harbor, WA 98277

Filed for Record at Request of  
Land Title and Escrow of Island Co.  
Escrow Number: E11229-PCF  
Title Order Number: LT-97185

## Statutory Warranty Deed

Grantor(s): Ducken Family L.L.C. , a Washington limited liability company  
Grantee(s): Dugualla Community, a Washington Corporation  
Abbreviated Legal:

Ptn GL 4, Sec 16-33-2 EWM and Ptn GL 1, Sec 17-33-2 EWM  
Lots 46A, 47A and 49A, Dugualla Bay Heights Div. 7  
Lots 79, 80, 81 and 82, Dugualla Bay Heights Div. 8

Assessor's Tax Parcel Number(s): S6515-07-00047-1, key 249145, S6515-07-00049-1, key 249181, S6515-07-00046-1, key 249127, S6515-08-00079-0, key 249500, S6515-08-00080-0, key 249519, S6515-08-00081-0, key 249528, S6515-08-00082-0, key 249537, R23317-326-4720, key 99805, R23316-298-0570, key 99388

THE GRANTOR Ducken Family L.L.C. , a Washington limited liability company for and in consideration of SIX HUNDRED FOURTEEN THOUSAND AND NO/100 in hand paid, conveys and warrants to **Dugualla Community**, a Washington Corporation the following described real estate, situated in the County of **Island**, State of **Washington**.

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. LT-97185.

Dated December 11, 2009

Ducken Family L.L.C.

John Ducken  
By John Ducken, Member

Joseph K. Ducken  
By Joseph K. Ducken, Member

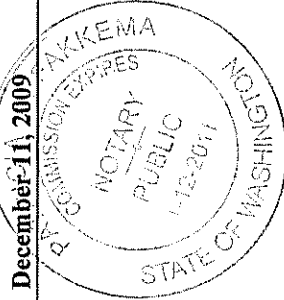
STATE OF Washington }  
COUNTY OF Island } SS:

I certify that I know or have satisfactory evidence John Ducken and Joseph Ducken

me, and said person(s) acknowledge that They is/are the person(s) who appeared before  
is/are authorized to execute the instrument and acknowledge that is/are

Members of Ducken Family L.L.C.

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.



Dated: December 11, 2009

Patricia C. Fakkema

Notary Public in and for the State of Washington

Residing at Island County

My appointment expires: 1/12/11

## EXHIBIT A

### PARCEL 1:

All of Government Lot 4 and adjacent tidelands in Section 16, Township 33 North, Range 2 East of the Willamette Meridian;

EXCEPT any tidelands owned by Island County;

ALSO EXCEPT any portion lying within the Plat of Dugualla Bay Heights, Division No. 4, according to the plat thereof recorded in Volume 8 of Plats, page 48, records of Island County, Washington;

ALSO EXCEPT any portion lying within the Plat of Dugualla Bay Heights, Division No. 6, according to the plat thereof recorded in Volume 9 of Plats, page 16, records of Island County, Washington;

ALSO EXCEPT any portion lying within the Plat of Dugualla Bay Heights, Division No. 7, according to the plat thereof recorded in Volume 9 of Plats, page 69, records of Island County, Washington.

Situate in the County of Island, State of Washington.

### PARCEL 2:

That portion of Government Lot 1 of Section 17, Township 33 North, Range 2 East of the Willamette Meridian, lying Southerly of the Plat of Dugualla Bay Heights Division No. 7, recorded in Volume 9 of Plats, page 69, records of Island County, Washington, and Southerly and Easterly of the Plat of Dugualla Bay Heights Division No. 8, recorded in Volume 10 of Plats, page 52, records of Island County, Washington, and Easterly of Elk Horn Street, as shown on the above mentioned Plat of Dugualla Bay Heights Division No. 8;

EXCEPT therefrom that portion lying within Dugualla Road as shown in the Plat of Dugualla Bay Heights Division No. 4, recorded in Volume 8 of Plats, page 48, records of Island County, Washington.

ALSO EXCEPT the West 264.6 feet of Government Lot 1, Section 17, Township 33 North, Range 2, E.W.M., lying Southerly of Dugualla Road.

Situate in the County of Island, State of Washington.

### PARCEL 3:

Lots 46A, 47A and 49A, Plat of Dugualla Bay Heights, Division No. 7, as per plat recorded in Volume 9 of Plats, page 69, records of Island County, Washington.

Situate in the County of Island, State of Washington.

(Continued...)

### PARCEL 4:

Lots 79, 80, 81 and 82, Plat of Dugualla Bay Heights, Division No. 8, as per plat recorded in Volume 10 of Plats, page 52, records of Island County, Washington.

Situate in the County of Island, State of Washington.

When recorded return to:

Whidbey Camano Land Trust  
765 Wonn Road Barn C-201  
Greenbank WA 98253

Filed for Record at Request of  
Land Title and Escrow of Island Co.  
Escrow Number: E11230-PCF  
Title Order Number: LT-97186

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### Statutory Warranty Deed

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Grantor(s): Joseph Ducken, Personal Representative for the Estate of Hettie J. Ducken, deceased and John Ducken, Personal Representative for The Estate of Frances L. Ducken, deceased, and Ducken Family L.L.C. , Washington limited Liability Company  
Grantee(s): Whidbey Camano Land Trust, a Washington Corporation  
Abbreviated Legal:

Ptn Gov Lots 2 and 3, Sec 17-33N-R2 EWM

Assessor's Tax Parcel Number(s): R23317-511-2140, R23317-521-1800, R23317-527-2670, R23317-506-3460

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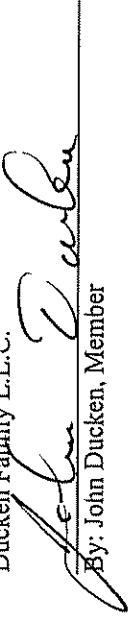
THE GRANTORS Joseph Ducken, Personal Representative for the Estate of Hettie J. Ducken, deceased and John Ducken, Personal Representative for The Estate of Frances L. Ducken, deceased, and Ducken Family L.L.C. , Washington limited Liability Company for and in consideration of EIGHTEEN THOUSAND AND NO/100 in hand paid, conveys and warrants to Whidbey Camano Land Trust, a Washington Corporation the following described real estate, situated in the County of Island, State of Washington.

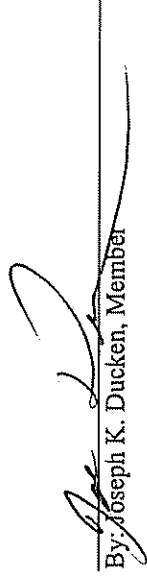
For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. LT-97186.

Dated December 11, 2009

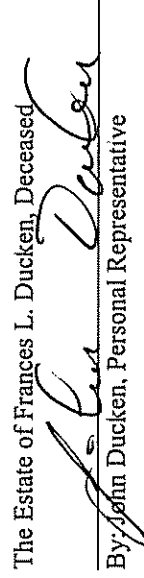
Ducken Family L.L.C.

  
By: John Ducken, Member

  
By: Joseph K. Ducken, Member

The Estate of Hettie J. Ducken

  
By: Joseph Ducken, Personal Representative

The Estate of Frances L. Ducken, Deceased  
  
By: John Ducken, Personal Representative

STATE OF Washington }  
COUNTY OF Island } SS:

I certify that I know or have satisfactory evidence

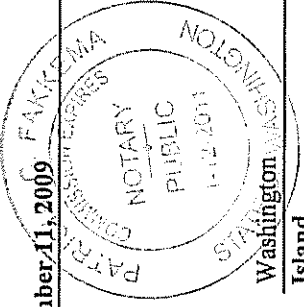
John Ducken and

Joseph Ducken is/are the person(s) who appeared before  
me, and said person(s) acknowledge that They signed this instrument, on oath stated They  
is/are authorized to execute the instrument and acknowledge that is/are

Member of Ducken Family L.L.C.

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 11, 2009



Patricia C. Fakkema

Notary Public in and for the State of Washington

Residing at Island County

My appointment expires: 1/12/11

STATE OF Washington }  
County of Island }, SS:

I certify that I know or have satisfactory evidence that

Joseph Ducken

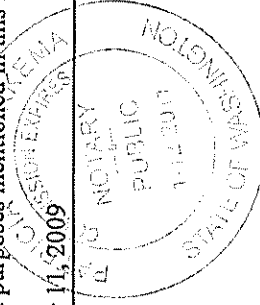
signed this instrument, on oath stated that He is

authorized to execute the instrument and acknowledged it as the Personal Representative

of The Estate of Hettie J. Ducken to be the free and voluntary act of such

party for the uses and purposes mentioned in this instrument.

Dated: December 11, 2009



Patricia C. Fakkema

Notary Public in and for the State of Washington

Residing at Oak Harbor

My appointment expires: 1/12/11

STATE OF Washington }  
County of Island }, SS:

I certify that I know or have satisfactory evidence that

John Ducken

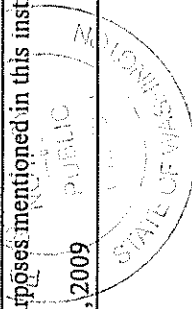
signed this instrument, on oath stated that He is

authorized to execute the instrument and acknowledged it as the Personal Representative

of The Estate of Frances L. Ducken to be the free and voluntary act of such

party for the uses and purposes mentioned in this instrument.

Dated: December 11, 2009



Patricia C. Fakkema

Notary Public in and for the State of Washington

Residing at Oak Harbor

My appointment expires: 1/12/11

## EXHIBIT A

### Parcel 1:

Second class tidelands as conveyed by the State of Washington, located in front of Government Lot 3, Section 17, Township 33 North, Range 2 E.W.M.;

EXCEPT therefrom that portion as described in Deed recorded June 20, 1986, in Auditor's File No. 86007224, records of Island County, Washington;

ALSO EXCEPT therefrom that portion as described in deed recorded December 31, 1990 in Auditor's File No. 900023677, records of Island County, Washington.

Situate in the County of Island, State of Washington.

### Parcel 2:

Tidelands of the second class, described as:

Beginning at a point which is 18.031 chains North and 43.58 chains West of the meander corner of Sections 16 and 17, Township 33 North, Range 2 E.W.M.;  
thence North 25°9' East 20.332 chains;  
thence North 73°34.5' West 6 chains;  
thence South 25°9' West to a point which bears North 87°30' West of the point of beginning, a distance of 6 chains;  
thence South 87°30' East to point of beginning.

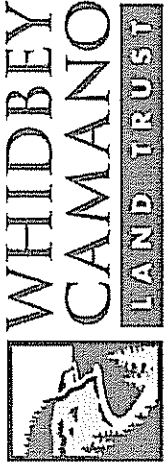
ALSO: Beginning at a point which is 18.031 chains North and 43.58 chains West of the meander corner of Sections 16 and 17, Township 33 North, Range 2 E.W.M.;  
thence North 25°9' East 12.66 chains;  
thence South 64°51' East 6 chains;  
thence South 25°9' West to a point which bears South 68°6' East of the point of beginning, a distance of 6 chains;  
thence North 68°6' West to a point of beginning.

Situate in the County of Island, State of Washington.

### Parcel 3:

All that portion of the former Charles H. Hunter Oyster Claim, fronting on Sections 16 and 17, Township 33 North, Range 2 East, W.M., as deeded by the State of Washington to Charles H. Hunter by deed filed in Volume 22 of Deeds page 371, records of Island County, Washington, lying between property described in Treasurer's deed under Auditor's File No. 55426, in Volume 3 of Deeds, Page 8, and Treasurer's deed under Auditor's File No. 67545, in Volume 3 of Deeds, Page 380.

Situate in the County of Island, State of Washington.



December 10, 2009

Date of Offer: June 6, 2009  
Property Owner: Ducken Family LLC  
Address: c/o John Ducken; 12319 209<sup>th</sup> NE, Redmond, WA 98053

RE: Offer to Purchase

Dear Joseph and John Ducken of Ducken Family LLC:

This letter is to advise you of the estimated fair market value of your real property as described in Attachment A and the offer to purchase the property.

In compliance with IAC-SRFB policy, you have been advised that the estimate of just compensation for fee interest in your property is: \$1,410,000.00.

We have offered \$1,100,000.00 for your real property described on Attachment A. This is a land donation value of \$310,000.00.

Please acknowledge receipt of this letter by completing the following section:

#### STATEMENT OF OWNER

I have read the offer to purchase, stated above: True ☐ False ☐  
There are no persons living on the property: True ☐ False ☐  
There are no businesses being conducted on the property by others: True ☐ False ☐

Owner: Ducken Family LLC; Managers Joseph Ducken and John Ducken

Signature: *Joseph Ducken* Date: 12-11-09  
Joseph Ducken

Signature: *John Ducken* Date: 12-11-09  
John Ducken

Please retain this letter for your records and have Patty Fakkema, Escrow Agent for Land Title, return a completed copy to me as soon as possible. If you have questions please call me.

Sincerely,

*Patricia Powell*

Patricia Powell  
Executive Director

(360) 222-3310 phone  
(360) 222-3510 fax  
765 Wonn Road  
Barn C-201  
Greenbank, WA 98253  
[www.wclt.org](http://www.wclt.org)

*Protecting our islands' most important lands in partnership with the broader community*

## Attachment A: Legal Description of Property

### LOT 1

THAT PORTION OF THE EAST 850 FEET OF GOVERNMENT LOT 4 AND THAT PORTION OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;  
THENCE S02°37'30"E, ALONG THE WEST LINE OF SAID SECTION 17, FOR 1324.53 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4;  
THENCE N87°19'51"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, FOR 454.80 FEET TO THE WEST LINE OF THE EAST 850 FEET OF SAID GOVERNMENT LOT 4;  
THENCE N02°42'48"W, ALONG SAID WEST LINE, FOR 205.00 FEET TO THE POINT OF BEGINNING;  
THENCE N84°15'53"E FOR 851.18 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 4;  
THENCE N69°48'24"E FOR 366.94 FEET;  
THENCE N42°55'42"E FOR 462.16 FEET;  
THENCE N01°00'15"W TO THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND THE TERMINUS OF SAID LINE;

**EXCEPT** THAT PORTION OF SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING EAST OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.,  
THENCE SOUTH A DISTANCE OF 1098.7 FEET;  
THENCE NORTH 76°08' EAST A DISTANCE OF 467 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;  
THENCE NORTH 540 FEET TO THE TERMINUS OF SAID LINE.

**TOGETHER WITH** SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, SAID TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.,  
THENCE SOUTH A DISTANCE OF 1098.7 FEET;  
THENCE NORTH 76°08' EAST A DISTANCE OF 467 FEET;  
THENCE NORTH A DISTANCE OF 540 FEET;  
THENCE NORTH 46° WEST A DISTANCE OF 632 FEET, MORE OR LESS TO THE POINT OF BEGINNING:

**ALSO TOGETHER WITH** SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CORNER COMMON TO SAID SECTIONS 7, 8, 17 AND 18;  
THENCE SOUTH 46° EAST A DISTANCE OF 632 FEET;  
THENCE NORTH A DISTANCE OF 210 FEET;  
THENCE NORTH 63°55' WEST A DISTANCE OF 510 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

**ALSO TOGETHER WITH** THAT PORTION OF SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING EAST OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.,  
THENCE SOUTH A DISTANCE OF 1098.7 FEET;  
THENCE NORTH 76°08' EAST A DISTANCE OF 467 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;  
THENCE NORTH 540 FEET TO THE TERMINUS OF SAID LINE.

SITUATE IN ISLAND COUNTY, WASHINGTON.

When recorded return to:

Whidbey Camano Land Trust  
765 Wonn Road Barn C201  
Greenbank , WA 98239

Filed for Record at Request of  
Land Title and Escrow of Island Co.  
Escrow Number: E11231-PCF  
Title Order Number: LT-97187

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### Statutory Warranty Deed

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Grantor(s): Joseph Ducken, Personal Representative of the Estate of Hettie J. Ducken, Deceased, and John Ducken, Personal Representative of the Estate of Frances L. Ducken, Deceased, a General Partnership

Grantee(s): Whidbey Camano Land Trust, a Washington nonprofit corporation  
Abbreviated Legal:

Ptn Gov Lots 3 & 4, Sec 17-33N-R2 EWM

Assessor's Tax Parcel Number(s): R23317-450-2020 Key 99912, R23317-452-0610 Key 99930, R23317-462-0920 Key 99958, R23317-467-0230 Key 99976, R23317-500-0370 Key 100009, R23317-309-3750 Key 99798

THE GRANTORS Joseph Ducken, Personal Representative of the Estate of Hettie J. Ducken, Deceased, and John Ducken, Personal Representative of the Estate of Frances L. Ducken, Deceased, a General Partnership for and in consideration of ONE MILLION ONE HUNDRED THOUSAND AND NO/100 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.

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. LT-97187.

Dated December 11, 2019

The Estate of Hettie J. Ducken, Deceased

  
By: Joseph Ducken, Personal Representative

The Estate of Frances L. Ducken, Deceased

  
By: John Ducken, Personal Representative

Ducken Family L.L.C., a Washington Limited Liability Company

  
By: Joseph Ducken, Member

  
By: John Ducken, Member



STATE OF Washington }  
COUNTY OF Island } SS:

I certify that I know or have satisfactory evidence

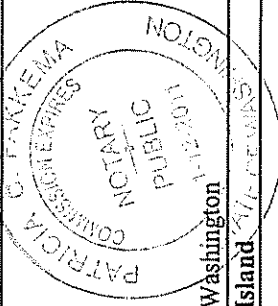
John Ducken and

Joseph Ducken is/are the person(s) who appeared before  
me, and said person(s) acknowledge that They signed this instrument, on oath stated They  
is/are authorized to execute the instrument and acknowledge that is/are

Member of Ducken Family L.L.C.

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 11, 2009



Patricia C. Fakkena

Notary Public in and for the State of Washington

Residing at Island County

My appointment expires: 1/12/11

STATE OF Washington }  
County of Island } SS:

I certify that I know or have satisfactory evidence that Joseph Ducken

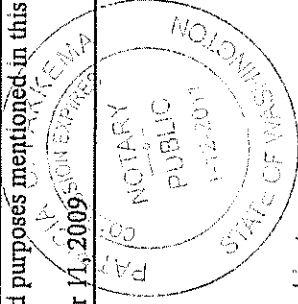
signed this instrument, on oath stated that He is

authorized to execute the instrument and acknowledged it as the Personal Representative

of The Estate of Hettie J. Ducken

party for the uses and purposes mentioned in this instrument. to be the free and voluntary act of such

Dated: December 11, 2009



Patricia C. Fakkena

Notary Public in and for the State of Washington

Residing at Oak Harbor

My appointment expires: 1/12/11

STATE OF Washington }  
County of Island } SS:

I certify that I know or have satisfactory evidence that John Ducken

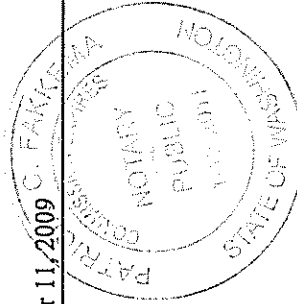
signed this instrument, on oath stated that He is

authorized to execute the instrument and acknowledged it as the Personal Representative

of The Estate of Frances L. Ducken

party for the uses and purposes mentioned in this instrument. to be the free and voluntary act of such

Dated: December 11, 2009



Patricia C. Fakkena

Notary Public in and for the State of Washington

Residing at Oak Harbor

My appointment expires: 1/12/11

## EXHIBIT A

That portion of the East 850 feet of Government Lot 4 and that portion of Government Lot 3, Section 17, Township 33 North, Range 2 East, W.M., lying North and West of the following described line:

Commencing at the Northwest corner of said Section 17;  
thence South 02°37'30" East, along the West line of said Section 17, for 1324.53 feet to the Southwest corner of said Government Lot 4;  
thence North 87°19'51" East, along the South line of said Government Lot 4, for 454.80 feet to the West line of the East 850 feet of said Government Lot 4;  
thence North 02°42'48" West, along said West line, for 205.00 to the point of beginning;  
thence North 84°15'53" East for 851.18 feet to the East line of said Government Lot 4;  
thence North 69°48'24" East for 366.94 feet;  
thence North 42°55'42" East for 462.16 feet;  
thence North 01°00'15" West to the North line of said Government Lot 3 and the terminus of said line;

TOGETHER WITH second class tidelands as conveyed by the State of Washington, located in front of Government Lot 4, Section 17, Township 33 North, Range 2 East, W.M., described as follows:

Beginning at the corner common to Sections 7, 8, 17 and 18, said Township 33 North, Range 2 East, W.M.;  
thence South a distance of 1098.7 feet;  
thence North 76°08' East a distance of 467 feet;  
thence North a distance of 540 feet;  
thence North 46° West a distance of 632 feet, more or less to the point of beginning;

ALSO TOGETHER WITH second class tidelands as conveyed by the State of Washington, located in front of Government Lot 4, Section 17, Township 33 North, Range 2 East, W.M., described as follows:

Beginning at the corner common to said Sections 7, 8, 17 and 18;  
thence South 46° East a distance of 632 feet;  
thence North a distance of 210 feet;  
thence North 63°55' West a distance of 510 feet, more or less, to the point of beginning;

ALSO TOGETHER WITH that portion of second class tidelands as conveyed by the State of Washington, located in front of Government Lot 4, Section 17, Township 33 North, Range 2 East, W.M., lying East of the following described line:

Beginning at the corner common to Sections 7, 8, 17 and 18, Township 33 North, Range 2 East, W.M.;  
thence South a distance of 1098.7 feet;  
thence North 76°08' East a distance of 467 feet to the true point of beginning of said line;  
thence North 540 feet to the terminus of said line.

(Also known as "New Lot 1" of Boundary Line Adjustment recorded November 25, 2009 as Auditor's File No. 4264326.)

Situate in the County of Island, State of Washington.