



NO 106488
CLALLAM COUNTY TRANSACTION EXCISE TAX 8905.00
DATE PAID JAN 13 2016
AMOUNT 500,000.00
COUNTY TREASURER
BY: Jill Colman, Dep

Escrow Number: 106173-DJ

Statutory Warranty Deed

THE GRANTOR Robinson Sequim Properties 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 Jamestown S'Klallam Tribe, a Sovereignty the following described real estate, situated in the County of Clallam, State of Washington.

Abbreviated Legal:
PTN SE SE S35 T30N R4W & PTN GOV LOT 1 S2-T29N-R4W WM

For Full Legal See Attached Exhibit "A"

Subject to exceptions to title also appearing on Exhibit "A"

Tax Parcel Number(s): 04-30-35-440000 / 43655, 04-29-02-110005 / 32114, 04-29-02-110075 / 32117, 04-29-02-110375 / 32125, 04-29-02-110400 / 32126

Dated December 28, 2015

Robinson Sequim Properties LLC, a Washington Limited Liability Company

Mr. S. Robinson PR
By: Michael S. Robinson, Co-Personal Representative, as Manager

Carla D. Warsaw PR
By: Carla D. Warsaw, Co-Personal Representative, as Manager

STATE OF WASHINGTON }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Michael S. Robinson is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated Michael S. Robinson is/are authorized to execute the instrument and acknowledge that as the Co-Personal Representative of Robinson Sequim Properties LLC, a Washington Limited to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/13/2016

Cassie Lucas

Notary Public in and for the State of Washington
Residing at Bonney Lake, WA
My appointment expires: 9/28/2019

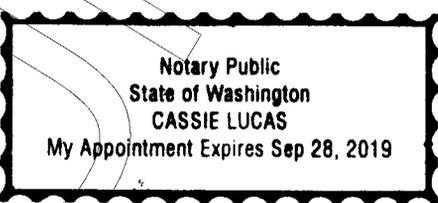


EXHIBIT A

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, LYING EASTERLY OF THE CENTERLINE OF THE DUNGENESS RIVER, EXCEPTING THEREFROM, THAT PORTION, IF ANY, FALLING WITHIN THE TRACT OF LAND CONVEYED TO HENRY S. NAGLER AND ANN H. NAGLER, HUSBAND AND WIFE, BY INSTRUMENT RECORDED SEPTEMBER 17, 1973, UNDER AUDITOR'S FILE NO. 426809. SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 4 IN SECTION 1, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., LYING NORTHWESTERLY OF THE RIGHT OF WAY OF COUNTY ROAD NO. 50950 KNOWN AS RIVER ROAD. EXCEPT ANY PORTION THEREOF LYING WITHIN THAT CERTAIN PARCEL CONVEYED TO THE TOWN OF SEQUIM FOR RIGHT OF WAY PURPOSES BY DEED DATED DECEMBER 16, 1929, RECORDED UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 133701.

AND

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 2, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., LYING EASTERLY OF THE DUNGENESS RIVER, AND WESTERLY OF COUNTY ROAD NO. 50950 KNOWN AS RIVER ROAD, AND NORTHERLY OF COUNTY ROAD NO. 50120 KNOWN AS OTTER WAY, FORMERLY DUNCAN ROAD, AS CONVEYED TO THE COUNTY OF CLALLAM BY DEED RECORDED JULY 18, 1968, UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 383005.

EXCEPT THAT PORTION THEREOF CONVEYED TO RAY B. WAGNER AND CLARA M. WAGNER, HIS WIFE, BY DEED DATED NOVEMBER 20, 1968, RECORDED NOVEMBER 26, 1968, UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 386132, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;
THENCE NORTH $02^{\circ}54'50''$ WEST ALONG THE EAST LINE THERE OF A DISTANCE OF 690 FEET;
THENCE NORTH $89^{\circ}08'05''$ WEST A DISTANCE OF 168.70 FEET;
THENCE CONTINUING NORTH $89^{\circ}08'05''$ WEST ALONG THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD AS CONVEYED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 383005, A DISTANCE OF 88.94 FEET;
THENCE NORTH $15^{\circ}05''$ WEST ALONG THE WEST LINE OF A PRIVATE ROAD, A DISTANCE OF 382.05 FEET, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH $36^{\circ}05'40''$ WEST ALONG THE WEST LINE OF SAID PRIVATE ROAD, A DISTANCE OF 183.68 FEET;
THENCE NORTH $89^{\circ}08'05''$ WEST A DISTANCE OF 350 FEET, MORE OR LESS, TO THE DUNGENESS RIVER;
THENCE SOUTHERLY ALONG THE DUNGENESS RIVER TO A POINT WHICH IS NORTH $89^{\circ}08'05''$ WEST OF THE POINT OF BEGINNING;
THENCE SOUTH $89^{\circ}08'05''$ EAST A DISTANCE OF 340 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO GRANT L. MC KNIGHT AND ALICE V. MC KNIGHT, HIS WIFE, BY DEED DATED OCTOBER 8, 1971, RECORDED UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 407234, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1:
THENCE NORTH $02^{\circ}54'50''$ WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 690 FEET;

THENCE NORTH 89°08'05" WEST, 168.70 FEET TO A CONCRETE MONUMENT SET ON THE WESTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD KNOWN AS RIVERSIDE ROAD; THENCE CONTINUING NORTH 89°08'05" WEST 88.94 FEET TO A CONCRETE MONUMENT SET AT THE INTERSECTION OF THE WESTERLY LINE OF THE ACCESS ROAD AND THE NORTH LINE OF THE RIGHT OF WAY CONVEYED TO CLALLAM COUNTY BY INSTRUMENT RECORDED UNDER AUDITOR'S RECORDING NO. 383005; THENCE NORTH 15°05'40" WEST A DISTANCE OF 175.85 FEET, SAID POINT BEING THE TRUE POINT OF THIS DESCRIPTION, WHICH POINT IS ALSO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DONALD E. SVARE BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 404614; THENCE CONTINUING NORTH 15°05'40" WEST A DISTANCE OF 206.20 FEET, WHICH POINT IS THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RAY B. WAGNER, ET UX, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 386132; THENCE NORTH 89°08'05" WEST ALONG THE SOUTH LINE OF SAID WAGNER TRACT A DISTANCE OF 325.89 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING NORTH 89°08'05" WEST TO THE EASTERLY BANK OF THE DUNGENESS RIVER; THENCE SOUTHERLY ALONG THE EASTERLY BANK OF THE DUNGENESS RIVER TO A POINT THAT BEARS NORTH 89°08'05" WEST FROM THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF SAID SVARE TRACT; THENCE SOUTH 89°08'05" EAST ALONG THE NORTH LINE OF SAID SVARE TRACT TO A CONCRETE MONUMENT; THENCE CONTINUING SOUTH 89°08'05" EAST ALONG SAID SVARE TRACT 265.13 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF SOLD TO DONALD E. SVARE, A SINGLE MAN BY INSTRUMENT DATED JULY 1, 1971 AND RECORDED JULY 8, 1971 UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 404614, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 2, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;

THENCE NORTH 02°54'50" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 690 FEET;

THENCE NORTH 89°08'05" WEST 168.70 FEET TO A CONCRETE MONUMENT SET ON THE WESTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD KNOWN AS RIVERSIDE ROAD; THENCE CONTINUING NORTH 89°08'05" WEST 88.94 FEET TO A CONCRETE MONUMENT SET AT THE INTERSECTION OF THE WESTERLY LINE OF THE ACCESS ROAD AND THE NORTH LINE OF THE RIGHT OF WAY CONVEYED TO CLALLAM COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 15°06'40" WEST 175.85 FEET;

THENCE NORTH 89°08'05" WEST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 265.13 FEET TO A CONCRETE MONUMENT;

THENCE CONTINUING NORTH 89°08'05" WEST TO THE EASTERLY BANK OF THE DUNGENESS RIVER;

THENCE SOUTHERLY ALONG THE EASTERLY BANK OF THE DUNGENESS RIVER TO A POINT THAT BEARS NORTH 89°08'05" WEST FROM THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF THE RIGHT OF WAY CONVEYED TO CLALLAM COUNTY;

THENCE SOUTH 89°08'05 EAST TO A CONCRETE MONUMENT;

THENCE CONTINUING SOUTH 89°08'05 EAST 194.90 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO HENRY S. NAGLER AND ANN H. NAGLER, HIS WIFE, BY DEED DATED DECEMBER 13, 1971, RECORDED UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 426809, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF GOVERNMENT LOT 1 IN SECTION 2, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., 1,210 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;

THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO THE WEST EDGE OF AN EXISTING ROAD;

THENCE NORTH 89°08'05" WEST 334.35 FEET MORE OR LESS TO THE DUNGENESS RIVER;

THENCE NORTHERLY ALONG SAID DUNGENESS RIVER TO A POINT THAT IS 180 FEET DISTANT FROM THE LAST PROCEEDING COURSE WHEN MEASURED AT RIGHT ANGLES THERETO;

THENCE SOUTH 89°08'05" EAST TO THE WEST LINE OF THE EXISTING ROAD;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF THE EXISTING ROAD TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THERE OF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY;

THENCE WEST ALONG THE NORTH LINE THEREOF 150 FEET;

THENCE SOUTH 20 FEET;

THENCE EAST PARALLEL WITH THE SAID NORTH LINE TO THE EXISTING ROAD;

THEN NORTHERLY ALONG SAID ROAD TO THE POINT OF BEGINNING.

ALSO EXCEPT ANY PORTION THEREOF WHICH MAY LIE WITHIN THE STRIP OF LAND CONVEYED TO THE TOWN OF SEQUIM BY DEED DATED DECEMBER 20, 1929, RECORDED JANUARY 7, 1930 UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 133700.

SITUATE IN THE COUNTY OF CLALLAM, STATE OF WASHINGTON.

PARCEL C:

BEGINNING AT A POINT ON THE EAST LINE OF GOVERNMENT LOT 1 IN SECTION 2, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., 1210 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;

THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO THE WEST EDGE OF AN EXISTING ROAD;

THENCE NORTH 89°08'05" WEST 334.35 FEET TO THE DUNGENESS RIVER;

THENCE NORTHERLY ALONG SAID DUNGENESS RIVER TO A POINT THAT IS 180 FEET DISTANT FROM THE LAST PRECEDING COURSE WHEN MEASURED AT RIGHT ANGLES THERETO;

THENCE SOUTH 89°08'05" EAST TO THE WEST LINE OF THE EXISTING ROAD;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF THE EXISTING ROAD TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY;

THENCE WEST ALONG THE NORTH LINE THEREOF 150 FEET;

THENCE SOUTH 20 FEET;

THENCE EAST PARALLEL WITH THE SAID NORTH LINE TO THE EXISTING ROAD;

THENCE NORTHERLY ALONG SAID ROAD TO THE POINT OF BEGINNING.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL D:

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER
OF SAID GOVERNMENT LOT 1;
THENCE NORTH 02°54'50" WEST ALONG THE EAST LINE OF SAID
GOVERNMENT LOT 1, A DISTANCE OF 690 FEET;
THENCE NORTH 89°08'05" WEST, 168.70 FEET TO A CONCRETE MONUMENT
SET ON THE WESTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD KNOWN
AS RIVERSIDE ROAD;
THENCE CONTINUING NORTH 89°08'05" WEST 88.94 FEET TO A CONCRETE
MONUMENT SET AT THE INTERSECTION OF THE WESTERLY LINE OF THE
ACCESS ROAD AND THE NORTH LINE OF THE RIGHT OF WAY CONVEYED TO
CLALLAM COUNTY BY INSTRUMENT RECORDED UNDER RECORDING NO.
383005;
THENCE NORTH 15°05'40" WEST 175.85 FEET, SAID POINT BEING THE
TRUE POINT OF BEGINNING OF THIS DESCRIPTION, WHICH POINT IS
ALSO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DONALD
E. SVARE BY INSTRUMENT RECORDED UNDER RECORDING NO. 404614;
THENCE CONTINUING NORTH 15°05'40" WEST 206.20 FEET, WHICH POINT
IS THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RAY B.
WAGNER, ET UX, BY INSTRUMENT RECORDED UNDER RECORDING NO. 386132;
THENCE NORTH 89°08'05" WEST ALONG THE SOUTH LINE OF SAID WAGNER
TRACT 325.80 FEET TO A CONCRETE MONUMENT;
THENCE CONTINUING NORTH 89°08'05" WEST TO THE EASTERLY BANK OF
THE DUNGENESS RIVER;
THENCE SOUTHERLY ALONG THE EASTERLY BANK OF THE DUNGENESS RIVER
TO A POINT THAT BEARS NORTH 89°08'05" WEST FROM THE POINT OF
BEGINNING, SAID POINT BEING ON THE NORTH LINE OF SAID SVARE
TRACT;
THENCE SOUTH 89°08'05" EAST ALONG THE NORTH LINE OF SAID SVARE
TRACT TO A CONCRETE MONUMENT;
THENCE CONTINUING SOUTH 89°08'05" EAST ALONG SAID SVARE TRACT
265.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL E:

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;
THENCE NORTH 02°54'50" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 690 FEET;
THENCE NORTH 89°08'05" WEST A DISTANCE OF 168.70 FEET;
THENCE CONTINUING NORTH 89°08'05" WEST ALONG THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD AS CONVEYED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 383005, A DISTANCE OF 88.94 FEET;
THENCE NORTH 15°05' WEST ALONG THE WEST LINE OF A PRIVATE ROAD A DISTANCE OF 382.05 FEET, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 36°05'40" WEST ALONG THE WEST LINE OF SAID PRIVATE ROAD, A DISTANCE OF 183.68 FEET;
THENCE NORTH 89°08'05" WEST A DISTANCE OF 350 FEET MORE OR LESS, TO THE DUNGENESS RIVER;
THENCE SOUTHERLY ALONG THE DUNGENESS RIVER TO A POINT WHICH IS NORTH 89°08'05" WEST OF THE POINT OF BEGINNING;
THENCE SOUTH 89°08'05" EAST A DISTANCE 340 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS EXISTING PRIVATE ROADWAY LOCATED WITHIN GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, AS DISCLOSED BY CLALLAM COUNTY AUDITOR'S FILE NO. 618049.
(AFFECTS: PARCEL A)

INCLUDED IS A 1969 SAFEWAY MOBILE HOME, LICENSE # @41313, VIN. 0891, 52T/24
(AFFECTS: PARCEL E)

SUBJECT TO:

1. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. **504820**

(AFFECTS: PARCELS B AND C)
2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY **JERRY ROBINSON** SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. **1998 1002613**

(AFFECTS: PARCELS B AND C)
3. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF**, RECORDED UNDER AUDITOR'S FILE NOS. 386132, 386133, 407234, 413459 AND 618049

(AFFECTS: PARCELS B AND C)
4. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 388167**

(AFFECTS: PARCEL E)
5. ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION OF THE LAND DESCRIBED HEREIN, DUE TO A SHIFT OR CHANGE IN THE COURSE OF DUNGENESS RIVER.
6. RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE LAND HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF DUNGENESS RIVER.

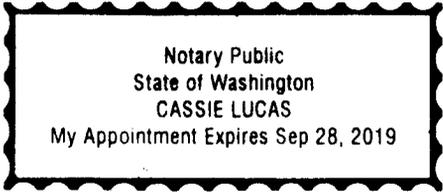
- 7. ANY RESTRICTIONS ON THE USE OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS BEEN, COVERED BY WATER.
- 8. RIGHTS AND EASEMENTS OF THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERIES.

STATE OF WASHINGTON }
 COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Carla D. Warsaw
 is/are the person(s) who appeared before
 me, and said person(s) acknowledge that she signed this instrument, on oath stated Carla D. Warsaw
 is/are authorized to execute the instrument and acknowledge that as the
Co-Personal Representative of Robinson Sequim Properties LLC, a Washington Limited
 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/8/2018

Carla D. Warsaw



Notary Public in and for the State of Washington
 Residing at Bonney Lake, WA
 My appointment expires: 9/28/2019

Unofficial