

SWD

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on 06/08/2017 at 13:25

Total of 4 page(s) Fee: \$ 76.00

LINCOLN COUNTY, WASHINGTON

SHELLY JOHNSTON, AUDITOR

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

1602-SP
L-2808AD

Document Title: Statutory Warranty Deed
Grantor: Inland Northwest Land Conservancy
Grantee: The State of Washington, the Department of Fish and Wildlife
Abbreviated Legal Description: Portion SW ¼ of Section 11, Township 25 North, Range 39 East, W.M.
Assessor Parcel No.: ~~3539~~-011-300020
County: Lincoln 2539-

STATUTORY WARRANTY DEED

The Grantor, INLAND NORTHWEST LAND TRUST, a Washington non-profit corporation, for and in consideration of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00), conveys and warrants to THE STATE OF WASHINGTON, THE DEPARTMENT OF FISH AND WILDLIFE, as Grantee, all rights, title, and interest of Grantor in the following described real estate situated in the County of Lincoln, State of Washington:

See attached Exhibit A

TOGETHER WITH: All and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including, without limitation, timber rights, water rights, and rights to oil, gas, minerals and aggregate. And further, for the consideration aforesaid, the Grantor above named hereby conveys and quit claims 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:

See Exhibit B attached

IN WITNESS WHEREOF, Grantor has duly executed this deed by its duly authorized officer or representative on the day and year written below.

Dated this 7th day of June, 2017.

LINCOLN COUNTY EXCISE TAX
AFFIDAVIT # 52893
BY: Judy Howard
TAX PAID 2295.00 REET \$ 5.00
DATE June 8, 2017

INLAND NORTHWEST LAND CONSERVANCY

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INLAND NORTHWEST LAND TRUST

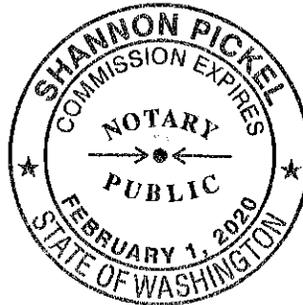
BY: [Signature]
Carl Griffin, Board President

STATE OF WASHINGTON)
County of Lincoln)^{ss}

I certify that I know or have satisfactory evidence that Carl Griffin and n/a is/are the individual(s) who signed this instrument in my presence, on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the (title) of (entity) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 7th day of JUNE, 2017.

[Signature]
Notary Public in and for the State of Washington,
residing at Davenport.
My appointment expires 2/1/2020.



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EXHIBIT A

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Inland NW Land Conservancy SWD

VOL. 117 PAGE 0832

Parcel A:

The North half of the Northeast quarter of the Southwest quarter of Section 11, Township 25 North, Range 39 East, W.M., Lincoln County, Washington.

Parcel B:

The East half of the Northwest quarter of the Southwest quarter of Section 11, Township 25 North, Range 39 East, W.M., Lincoln County, Washington.

Parcel C:

The West half of the Northwest quarter of the Southwest quarter of Section 11, Township 25 North, Range 39 East, W.M., Lincoln County, Washington.

Parcel D:

The Southwest quarter of the Southwest quarter of Section 11, Township 25 North, Range 39 East, W.M., Lincoln County, Washington, lying North of the Railroad right-of-way.

Parcel E:

The Southwest quarter of the Southwest quarter and the West 150 feet of the Southeast quarter of the Southwest quarter of Section 11, Township 25 North, Range 39 East, W.M., Lincoln County, Washington, lying South of the Railroad right-of-way; EXCEPT that portion of the Southwest quarter of Section 11 lying South of Bisson Road East, AND EXCEPT Bisson Road East.

Parcel F:

The East half of the Southwest quarter of Section 11, Township 25 North, Range 39 East, W.M., Lincoln County, Washington, lying South of the Railroad right-of-way; EXCEPT the West 150 feet of said East half of Section 11; EXCEPT that portion of the Southwest quarter of Section 11 lying South of Bisson Road East; AND EXCEPT Bisson Road East.

Parcel G:

The East half of the Southwest quarter of Section 11, Township 25 North, Range 39 East, W.M., Lincoln County, Washington, lying North of the Railroad right-of-way; EXCEPT the North half of the Northeast quarter of the Southwest quarter of Section 11.

EXHIBIT B

- a) Rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications, and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future Municipal, County, State or other Governmental or Quasi-Governmental assessments, including LID assessments and utility tap or connection charges, if any.
- b) Reservations and exceptions contained in deed from Northern Pacific Railroad Company:
 Recorded: April 11, 1898
 Recording No.: Volume 2 page 326
 As follows:
 Reserving and excepting from said lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for mining operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the same.
- This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.
- c) Easement, including the terms and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument:
 Recorded: July 2, 1937
 Recording No.: 215943, in Book 85 of Deeds, Page 79
 Records of: Washington Water Power Company, a Corporation
 To: Erect, construct, reconstruct and maintain distribution line poles or structures
 Affects: Ptn of S2S2SW4, of 11-25-39
- d) Easement, including the terms and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument:
 Recorded: October 20, 1937
 Recording No.: 217628, in Book 85 of Deeds, Page 271
 Records of: Washington Water Power Company, a Corporation
 To: Erect, construct, reconstruct and maintain distribution line poles or structures
 Affects: Ptn of S2S2SW4, of 11-25-39
- e) Divisions of Large Rural Lots Including 60 feet utility and access as described and the terms and conditions contained therein:
 Recorded: March 25, 2009
 Recording No.: 2009-0451632
- f) Subject to any loss or damage due to Northern Pacific Railroad Company revoking the access permit across its right of way for a railroad crossing.

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