Auditor File #: 2007 1101026

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SAN JUAN COUNTY, WASHINGTON

F. MILENE HENLEY, AUDITOR

RECORDED AT THE REQUEST OF, AND
AFTER RECORDING RETURN TO:

Thomas M. Pors
Law Offices of Thomas M. Pors
1420 Fifth Avenue, Suite 2200
Seattle, WA 98101

0507-21-7

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX
AMOUNT PAID $ 2530.00
067432
NOV 01 2007
JAN SEARS
COUNTY TREASURER

DMT

WATER RIGHTS CONVEYANCE

Grantor: Rosario Utilities, LLC, a Washington limited liability company
Grantee: Washington Water Service Company, a Washington corporation

Legal Description: That portion of the Southeast quarter of the Northwest quarter, of the Northeast quarter of the Southwest quarter, of the Northwest quarter of the Southeast quarter, and of Government Lot 8, all in Section 31, Township 37 North, Range 1 West, W.M., as more particularly described on Exhibit A.

Assessor's Tax Parcel ID# 173113004000.

KNOW ALL MEN BY THESE PRESENTS:

That Rosario Utilities, LLC, for valuable consideration, the receipt of which is hereby acknowledged, hereby quit claims and conveys to Washington Water Service Company a portion of the following water rights:

34 acre-feet per year of the water right for diversion of the waters of Cascade Creek, as evidenced by Certificate of Adjudicated Water Right recorded in the office of the Department of Ecology, Olympia, Washington, in Volume XI of Adjudicated Water Right Certificates, at page 85, which certificate was also recorded in the records of San Juan County, Washington on December 29, 1972 under Auditors File No. 80565; as changed by Certificate of Change to Change the Point of Diversion, Purpose of Use and Place of Use of Surface Waters, recorded in the office of the Department of Ecology, Olympia, Washington, in Volume I of Certificates of Change at page 81, which certificate of change was also recorded in the records of San Juan County, Washington on February 3, 1989 under Auditors File No. 89155695; PROVIDED, that the diversion of said waters shall not exceed 0.375 cubic feet per second (cfs) in September, October, April, May and June; 0.163 cfs in November and March; and 0.125 in July and August; and

193 acre-feet per year of the storage water right evidenced by Certificate of Adjudicated Water Right recorded in the office of the Department of Ecology, Olympia, Washington, in Volume XIII of Adjudicated Water Right Certificates, at page 1, which certificate was also recorded in the records of San Juan County, Washington on October 26, 1978 under Auditors File No. 104098; as changed by Certificate of

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Change to Change the Point of Diversion, Purpose of Use and Place of Use of Surface Waters, recorded in the office of the Department of Ecology, Olympia, Washington, in Volume I of Certificates of Change at page 81, which certificate of change was also recorded in the records of San Juan County, Washington on February 3, 1989 under Auditors File No. 8915569; and

159 acre-feet per year of the water right evidenced by Certificate of Adjudicated Water Right recorded in the office of the Department of Ecology, Olympia, Washington, in Volume XIII of Adjudicated Water Right Certificates, at page 2, which certificate was also recorded in the records of San Juan County, Washington on October 16, 1978 under Auditors File No. 103914; as changed by Certificate of Change to Change the Point of Diversion, Purpose of Use and Place of Use of Surface Waters, recorded in the office of the Department of Ecology, Olympia, Washington, in Volume I of Certificates of Change at page 81, which certificate of change was also recorded in the records of San Juan County, Washington on February 3, 1989 under Auditors File No. 8915569; and

All of Surface Water Permit No. S1-27616P issued by the Department of Ecology.

CONDITIONS ATTACHING TO CONVEYANCE:

Grantee is limited to a combined maximum diversion rate from Cascade Lake for all of the above-referenced water rights of 233 gallons per minute, in order to protect the priority and feasibility of use of the remaining water rights from the same sources. Upon final approval by Department of Ecology of pending water right change applications by Orcas Water Holdings, LLC, including approval of the change of purpose of use from hydropower to municipal-domestic of at least an additional 110 acre-feet of the above cited Certificates of Adjudicated Water Rights, the Department of Ecology will cancel Surface Water Permit No. S1-27616P, leaving Grantee with a total of 193 acre-feet per year of diversionary rights and 193 acre-feet per year of storage rights from this conveyance.

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DATED this 16 day of October, 2007.

GRANTOR: ROSARIO UTILITIES, LLC

L. J. Johnson, Vice President

STATE OF TEXAS

COUNTY OF DALLAS

On the 25th day of Oct. in the year 2007 before me personally came L.J. Johnson to me known, who, being by me duly sworn, did depose and say that she is the Vice President of Rosario Utilities, LLC, a Washington limited liability company, the company described in and which executed the above instrument; and that she signed her name thereto by authority of the managing members of said company.

Candace A. Crews

NOTARY PUBLIC STATE OF TEXAS
Candace Anne Crews
My Commission Expires
07/17/2010

Notary Public

Printed Name: Candace Anne Crews

My Commission Expires: 7/17/2010

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Exhibit A

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 160621001000 (Mansion)

That portion of Government Lot 3, Section 6, Township 36 North, Range 1 West, W.M., and that portion of Government Lots 4 and 5 Section 31, Township 37 North, Range 1 West, W.M., described as follow:

Beginning at the Southeast corner of Lot 18 as shown in the Plat of Rosario Estates recorded at Volume 2 of Plats at page 3, records of said county; Thence along the Easterly boundary of said Lot 18 and continuing along the Easterly boundaries of Lots 19, 20E and 21E to the Southeast corner of Lot 22E; Thence along the Easterly boundary of Lot 22E North 6°10' West 38.7 feet; Thence Northwesterly 45 feet, more or less, to the most Southerly corner of Lot 10 of said plat; Thence continuing Northeasterly along the Southeasterly boundaries of Lots 1 through 10 to the Southeast corner of said Lot 1; Thence along the Northeasterly boundary of said Lot 1, 75.1 feet, more or less to a point on a line parallel with and 75.0 feet Northerly of the North margin of a 40-foot wide easement road as shown on the face of "Sucia" as described at Volume 1 of Condominiums at page 1, said records; Thence leaving said boundary and along said parallel line North 82°30' East 130.38 feet; Thence North 87°57'40" East 90.38 feet; Thence perpendicular to said North margin South 2°02'20" East 115.0 feet to the Southerly margin of said 40-foot wide easement; Thence along said Southerly margin North 87°57'40" East 258.78 feet to the Northwest corner of that parcel of land described at Auditor's File No. 51101; Thence along the Westerly boundary of said parcel described at Auditor's File No. 51101 Southeasterly to a point on the line of ordinary high tide; Thence southwesterly along said line of ordinary high tide to a point on the Northerly boundary of Lot 18B of said Plat of Rosario Estates, that bears South 66°09' East from said TRRUE POINT OF BEGINNING; Thence leaving said line of ordinary high tide and along said Northerly lot boundary North 66°09' West to said point of beginning.

EXCEPTING THEREFROM that portion described as follows:

A part of Government Lot 6, Section 31, Township 37 North, Range 1 West, W.M., described as follows:

Beginning at a stake at the West corner of the tract, which is 171.6 feet North and 25 feet East of the meander corner common to fractional Sections 6 and 31 on the West side of Cascade Bay (said M.C. being on a fir stump 7.3 feet East of a concrete monument); Thence North 65°28' East 72.8 feet to a stake; Thence South 38°00' East 58.5 feet to a stake and on in the same direction 30 feet, more or less, to the line of ordinary high water; Thence with same Southwesterly to a point South 30°34' East of the beginning stake; Thence North 30°34' West 30 feet, more or less, to a stake on top of the bank and on in the same direction 58.2 feet more to beginning stake at West corner known as "Round House".

TOGETHER WITH the Tidelands of the Second Class situate in front of, adjacent to, abutting upon that portion of the U.S. Government Meander Line of Government Lot 5 as conveyed by the State of Washington by Tideland Deed, recorded January 20, 1906, in Volume 10 of Deeds, at page 130 records of San Juan County, Washington.

TOGETHER WITH the Tidelands of the Second Class situate in front of, adjacent to, abutting upon Government Lot 5 lying between the line of mean low tide and the line of extreme low tide as conveyed by the State of Washington by Deed, recorded February 3, 1912, in Volume 12 of Deeds, at page 615, under Auditor's File No. 12709, records of San Juan County, Washington.

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Situate in San Juan County, Washington.

PARCEL 160621001000 (Mansion)

Vacated Lots 18A, 18B, 18C, 18D, 18E, 20E and 21E as Vacated pursuant to San Juan County Board of Commissioners Resolution No. 90-1986, May 20, 1986 of ROSARIO ESTATES, according to the Plat thereof, recorded in Volume 2 of Plats, at page 3, in the office of Auditor of San Juan County, Washington.

Situate in San Juan County, Washington.

PARCEL 173142002000 (Tennis Courts)

That portion of said Northwest Quarter of the Southeast Quarter said Section 31, Township 37 North, Range 1 West, W.M., lying Easterly of County Road No. 216 and Northerly and Westerly of the following line:

Commencing at a 1" iron pipe marking the Northeast corner of Lot 4, Plat of Rosario No. 3, as recorded at Volume 3 of Plats, at page 15, records of said county; Thence South 61°51'40" East 158.9 feet to an aluminum U.S.G.S. survey monument set on the North end of the Rosario Dam; said point being the TRUE POINT OF BEGINNING; Thence from said TRUE POINT OF BEGINNING South 84° West 40 feet, more or less, to the East margin of said County Road No. 216 and the point of termination; Thence returning to the TRUE POINT OF BEGINNING; Thence from said Point of Beginning North 84° East to a point which bears South 28° East from the most Northerly corner of Lot 2, said Plat of Rosario No. 3; Thence North 28° West 300.0 feet, more of less, to a point on the Easterly margin of said County Road No. 216 and the point of termination; AND ALSO

That portion of said Northwest Quarter of the Southeast Quarter said Section 31, Township 37 North, Range 1 West, W.M., described as follows:

Commencing at a 1" iron pipe marking the Northeast corner of Lot 4, Plat of Rosario No. 3, as recorded at Volume 3 of Plats, at page 15, records of said county; Thence South 61°51'40" East 158.9 feet to an aluminum U.S.G.S. survey monument set on the North end of the Rosario Dam; and the True Point of Beginning; Thence North 84° East, 250.00 feet; Thence South 20° East, 150.00 feet; Thence South 45° West, 140 feet, more or less to a point on the East margin of said County Road No. 216; Thence Northwesterly along said East margin to a point which bears South 84° West from the point of beginning; Thence North 84° East, 50 feet, more or less to the point of beginning.

EXCEPTING THEREFROM any portion lying or situate within County Road No. 216.

Situate in San Juan County, Washington.

PARCEL 173143009000 (SATELLITE HALL)

Portion of Government Lot 6, Section 31, Township 37 North, Range 1 West of W.M., more particularly described as follows:

Commencing at the most Easterly corner of Lot 30 of the Plat of Rosario No. 3, recorded in Volume 4 of Plats at page 15, records of San Juan County, Washington. Thence North 69°16'20" East, 59.30 feet; Thence South 3°15'44" West 119.52 feet; Thence South 51°59'15" East 133.17 feet to an iron pipe and the TRUE POINT OF

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BEGINNING; Thence from said True Point of Beginning East 207.56 feet to a point marked by an iron pipe; Thence South 46°29'29" West 125.00 feet to a point marked by an iron pipe; Thence West 180.13 feet to a point marked by an iron pipe; Thence North 36°18' East 106.79 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH a non-exclusive easement for roadway and utility purposes as described within and conveyed by Mutual Easement, recorded April 5, 1989, Volume 236 of Official Records, at page 48, Auditor's File No. 89156743, records of San Juan County, Washington.

Situate in San Juan County, Washington.

PARCEL 173149005000 thru 173149008000

UNITS I-101, I-102, I-201, AND I-202 MATIA I, SATELLITE CONDOMINIUMS OF ROSARIO FOR PHASE II MATIA I & II , as created, identified and certified on the Plat Plan, Survey Plan and Floor Plans, recorded September 7, 1984, in Volume 1 of Condominiums, at pages 29, 29A and 29B, under Auditor's File No. 132096, located within a portion of Government Lots 5 and 6, in Section 31, Township 37 North, Range 1 West of W.M..

TOGETHER WITH an undivided 4.1416 percentile interest for each unit separately as described above in the common elements of said Condominium as the said unit, common areas, limited common areas and facilities so appertaining to said unit are established, defined and identified in the Declaration of Condominiums for Satellite Condominiums of Rosario, recorded October 15, 1970, in Volume 17 of Miscellaneous Records, at page 82, under Auditor's File No. 74480, Amendments to Declaration, recorded May 20, 1971, in Volume 17 of Miscellaneous records, at page 431, under Auditor's File No. 755997 and Re-recorded Declaration of Condominiums, recorded August 8, 1975, in Volume 12 of Official Records, at page 385, under Auditor's File No. 89344 and Amendment to Declaration, Conditions, Covenants, Restrictions and Reservations of Satellite Condominiums of Rosario for Phase II Matia I & II, recorded September 7, 1984, in Volume 121 of Official Records, at page 418, under Auditor's File No. 132097, records of San Juan County, Washington.

SUBJECT HOWEVER to possible defeasance of the undivided percentile interest in the common elements as shown upon inclusion of subsequent phases as provided for.

Each apartment in the buildings are intended for use by not more than three families as a residence on recreational property and for no other purpose, except they may be used for transient hotel purposes.

Situate in San Juan County, Washington.

PARCEL 173043001000

A portion of the Southeast Quarter of Section 30 and the Northeast Quarter of Section 31, Township 37 North, Range 1 West, Willamette Meridian, San Juan County, Washington, more particularly described as follows:

Beginning at the South Quarter Corner of Section 30; Thence S.01°09'58"W., a distance of 89.58 feet to the intersection of the centerline of the Orcas-Olga Road (County Road No. 4) and the centerline of the 60 foot access easement of "Vusario Lane", being also the POINT OF BEGINNING; Thence along said easement, North 32° 18' 30" East, a distance of 175.00 feet to a point of curve to the right having a radius of 297.85 feet and a central angle of 15° 17' 52"; Thence Northeasterly along the arc a distance of 79.52 feet; Thence North 47° 36' 22" East, a distance of 100.89 feet to a point of curve to the right having a radius of 137.09 feet and a central angle of 47°16'33"; Thence Easterly along the arc a distance of 113.11 feet; Thence South 85° 07' 05" East, a distance of 49.94 feet to a point of curve to the left having a radius of 257.37 feet and a central angle of 21° 59'

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17"; Thence Easterly along the arc a distance of 98.77 feet; Thence North 72° 53' 38" East, a distance of 91.32 feet to a point of curve to the left having a radius of 281.18 feet and a central angle of 26° 01' 59"; Thence Northeasterly along the arc a distance of 127.76 feet; Thence North 46° 51' 39" East, a distance of 128.70 feet to a point of curve to the right having a radius of 82.01 feet and a central angle of 52° 00' 00"; Thence Easterly along the arc a distance of 74.43 feet; Thence South 81° 08' 21" East, a distance of 93.28 feet to a point of curve to the right having a radius of 284.64 feet and a central angle of 26° 18' 00"; Thence Easterly along the arc a distance of 130.66 feet to a point of reverse curve to the left having a radius of 402.48 feet and a central angle of 18° 45' 50"; Thence Southeasterly along the arc, a distance of 131.81 feet; Thence South 73° 36' 11" East, a distance of 33.46 feet to a point of curve to the right having a radius of 409.89 feet and a central angle of 18° 01' 19"; Thence Southeasterly along the arc a distance of 128.93 feet to a point of reverse curve to the left having a radius of 39.00 feet and a central angle of 22° 55' 42"., Thence Southeasterly along the arc a distance of 15.61 feet; Thence leaving said easement, South 78° 30' 34" East, a distance of 305.57 feet; Thence North 46° 57' 18" East, a distance of 735.09 feet; Thence South 88° 42' 03" East, a distance of 491.29 feet to a point on the East line of Section 30; Thence along said East line, South 01° 17' 57" West, a distance of 724.09 feet to the Southeast corner of Section 30; Thence along the South line of Section 30, North 88° 46' 20" West, a distance of 1,316.41 feet; Thence South 02° 31' 56" West, a distance of 714.40 feet to the centerline of the aforesaid Orcas-Olga Road; Thence along said centerline South 75° 48' 06" West, a distance of 32.91 feet to a point of curve to the right having a radius of 349.67 feet and a central angle of 37° 16' 59"; Thence Westerly along the arc a distance 227.54 feet; Thence North 66° 54' 55" West, a distance of 290.23 feet; Thence North 69° 40' 25" West, a distance of 281.18 feet to a point of curve to the right having a radius of 699.34 feet and a central angle of 22° 10' 30"; Thence Northwesterly along the arc a distance of 270.67 feet; Thence North 47° 29' 55" West, a distance of 172.41 feet to a point of curve to the right having a radius of 699.34 feet and a central angle of 11° 36' 00"; Thence Northwesterly along the arc a distance of 141.59 feet; Thence North 35° 53' 55" West, a distance of 85.70 feet to the Point of Beginning.

Situate in San Juan County, Washington.

PARCEL 173113004000 (UTILITY TRACT)

That portion of the Southeast quarter of the Northwest Quarter, of the Northeast Quarter of the Southwest Quarter, of the Northwest Quarter of the Southeast Quarter, and of Government Lot 8, all in Section 31, Township 37 North, Range 1 West, W.M., described as follows:

Commencing at a Krabbe & Starr 1 inch iron pipe marking the Southeast corner of Lot 8-B of the replat of Otter's Lair as recorded in Volume 5 of Plats, page 9, records of said County, said corner also being the Northeast corner of said Southeast Quarter of the Northwest Quarter; Thence along the South boundary of said plat and along the North boundary of said Southeast Quarter of the Northwest Quarter North 89°24'02" West, 311.29 feet to a point on the centerline of that certain 60-foot wide easement as described in Auditor's File No. 85256, records of said County, said point being a P.O.C. of a curve to the right whose center bears South 86°49'15" West, 293.64 feet; Thence Southerly along said curve and said centerline 53.30 feet to the P.T.; Thence South 7°13'18" West, 243.0 feet to the P.C. of a curve to the left having a central angle of 12°42'20" and a radius of 1054.50 feet; Thence along said curve 233.84 feet to the P.T. and P.C. of a curve to the right having a central angle of 63°31'20" and a radius of 96.90 feet; Thence along said curve 107.43 feet to the P.T.; Thence leaving said centerline South 19°08'32" West 481.92 feet; Thence South 35°00' East, 230.0 feet to the TRUE POINT OF BEGINNING; Thence from said True Point of Beginning South 73°00' West, 202.0 feet; Thence South 6°00' West, 320.0 feet to an angle point on the North boundary of Lot 14 of the Plat of Rosario Estates No. 2 as recorded in Volume 2 of Plats, pages 29 and 29A, said records; Thence along the Northerly boundary of said plat South 70°15'11" East, 26.80 feet (South 68°46'28" East, 26.13 feet per plat) to an iron pipe marking the corner common to Lots 13 and 14, said plat; Thence continuing South 70°15'11" East, 106.44 feet (South 68°46'28"

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East, 106.77 feet per plat) to a white stake marking the corner common to Lots 12 and 13, said plat; Thence North 59°44'18" East, 29.99 feet (North 60°07'32" East, 30.0 feet per plat) to a 1 inch iron pipe marking the corner common to Lots 11 and 12, said plat; Thence North 59°22'54" East, 79.98 feet (North 60°07'32" East, 80.0 per plat) to a 3/4 inch iron pipe marking the corner common to Lots 10 and 11, said plat; Thence North 58°22'23" East, 149.89 feet (North 60°07'32" East, 150.11 feet per plat) to a ¾ inch iron pipe marking the corner common to Lots 9 and 10, said plat; Thence North 58°50'33" East, 100.26 feet (North 60°07'32" East, 100.0 feet per plat) to an angle point on the North boundary of said Lot 9; Thence North 82°56'12" East, 32.81 feet (North 80°13'02" East, 32.85 feet per plat) to a ¾ inch iron pipe marking the corner common to Lots 8 and 9, said plat; Thence North 82°56'12" East, 101.62 feet (North 80°13'02"East, 101.92 feet per plat) to an old hub and tack marking an angle point on the north boundary of said Lot 8; Thence North 58°42'21" East, 63.54 feet (North 60°09'02" East, 63.51 feet per plat) to a ¾ inch iron marking the corner common to Lots 7 and 8, said plat; Thence North 61°08'43" East, 141.82 feet (North 60°09'02" East per plat) to a ¾ inch iron pipe; Thence North 55°46'14" East, 45.08 feet; Thence North 40°12'47" East, 98.49 feet to a white stake marking the corner common to Lots 5 and 6, said plat; Thence North 44°57'05" East, 53.83 feet (North 44°33'24" East, 58.31 feet per plat) to an angle point on the north boundary of said Lot 5; Thence North 60°55'52" East, 46.14 feet (North 59°58'30" East, 49.98 feet per plat) to a ¾ inch iron pipe marking the corner common to Lots 4 and 5, said plat; Thence North 58°11'20" East, 96.82 feet (North 58°58'30" East, 91.50 feet per plat) to an angle point on the Northerly boundary of said Lot 4; Thence North 28°07'52" East 7.72 feet (North 29°51'08" East, 7.30 feet per plat) to a white stake marking the corner common to Lots 3 and 4, said plat; Thence North 27°54'49" East, 106.55 feet (North 29°51'08" East 109.22 feet per plat) to an angle point on the Westerly boundary of said Lot 3; Thence continuing along the Westerly boundary of said plat North 13°14'27" East, 109.01 feet (North 15°11'30" East, 111.73 feet per plat), to a ¾ inch iron pipe marking the corner common to Lots 2 and 3, said plat; Thence North 13°44'45" East, 137.29 feet (North 15°11'30" East, 137.35 feet per plat) to an old hub and tack marking an angle point on the westerly boundary of said Lot 2; Thence North 18°14'56" East, 54.75 feet (North 19°00'34" East, 54.41 feet per plat) to a ¾ inch iron pipe marking the corner common to Lots 1 and 2, said plat; Thence North 17°37'37" East, 115.92 feet (North 19°00'34" East, 116.08 feet per plat) to an angle point on the Westerly boundary of said Lot 1; Thence North 16°10'01" East, 14.98 feet (North 18°16'45" East, 15.0 feet per plat) to a white stake marking the northwest corner of said Lot 1; Thence leaving said Westerly boundary of said Lot 1 North 88°13'45" West, 263.72 feet to an angle point on the Southerly margin of that certain 60-foot wide easement as described in Auditor's File No. 115979, said records; Thence leaving said Southerly margin South 16°47'39" West, 42.47 feet; Thence South 4°53'57" East, 175.64 feet; Thence South 16°27'18" West, 123.56 feet; Thence South 35°14'46" West, 194.08 feet; Thence South 63°53'10" West, 227.19 feet; Thence South 58°14'26" West, 123.49 feet; Thence North 80°37'36" West, 234.15 feet to said TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH a non-exclusive easement for roadway and utility purposes over, under and across portion of said Government Lot 8, said easement being 60 feet in width and lying 30 feet on each side of and adjacent to the following centerline:

Commencing at said Southeast corner of said Lot 8-B of said Replat of Otter's Lair; Thence Southerly along the West line of said Government Lot 8 and the West boundary of the certain parcel of land as described by instrument recorded under Auditor's File No. 115979, records of said county, South 1°20'14" West, 250.0 feet; Thence leaving said Government Lot line and continuing along said parcel boundary South 40° East, 200.0 feet; Thence South 1°20'14" West, 145.31 feet to a point designated as Point "A" per said instrument Auditor's File No. 115979, said Point "A" being on the centerline of a 60-foot roadway and utility easement described by said Auditor's File No. 115979 and being the tTRUE POINT OF BEGINNING of said 60-foot easement; Thence from said Point of Beginning, said centerline runs South 89°45'27" East, 41.33 feet; Thence South 61°26'31" East, 120.65 feet to a point designated Point "X" for reference purposes; Thence continuing along said centerline North 64°17'30" East, 423.45 feet; Thence North 87°40' East, 122.0 feet, more or less, to a point on the centerline of the county road and the termination of said centerline; Thence returning to said Point "X"; Thence from said Point

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"X" said 60-foot easement lies easterly of the following line: South 1°25'29" West, 40.0 feet to the point of termination.

Situate in San Juan County, Washington.

PARCEL 173152037000

Tract "A", of ROSARIO NO. 3, according to the plat thereof, recorded in Volume 3 of Plats, at pages 15 and 15A, in the office of the Auditor of San Juan County, Washington.

TOGETHER WITH a non-exclusive right to use the roads and streets as platted as a means of ingress and egress for private roadway purposes as created, declared and granted in the Dedication of the Plat of Rosario No. 3.

SUBJECT TO AND TOGETHER WITH a non-exclusive easement for roadway and utility purposes as described within and conveyed by Mutual Easement Agreement recorded April 5, 1989 in Volume 236 of Official Records, at page 48, under Auditor's File No. 89156743, records of San Juan County, Washington.

Situate in San Juan County, Washington.

PARCEL 173152038000

That portion of Lot 24, of ROSARIO NO. 3, according to the Plat thereof, recorded in Volume 3 of Plats, at pages 15 and 15A, in the Office of the Auditor of San Juan County, Washington, described as follows:

Beginning at a concrete monument marking the Northwest corner of said Lot 24; Thence North 76°57'30" East, 154.43 feet to a point on the East boundary of said Lot 24; Thence along said East boundary North 18°00' West, 40.15 feet to the Northeast corner of said Lot; Thence along the North boundary of said Lot, South 76°48'20" West, 105.41 feet to a point on the boundary common to said Lot 24 and Tract A of said plat and which point is on the curve to the right having a radius of 40 feet; Thence Southwesterly along said curve thru a central angle of 98°07'40" for a distance of 68.5 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive right to use the roads and streets as platted as a means of ingress and egress for private roadway purposes as created, declared and granted in the Dedication of the Plat of Rosario No. 3.

SUBJECT TO AND TOGETHER WITH a non-exclusive easement for roadway and utility purposes as described within and conveyed by Mutual Easement Agreement recorded April 5, 1989 in Volume 236 of Official Records, at page 48, under Auditor's File No. 89156743, records of San Juan County, Washington.

Situate in San Juan County, Washington.

PARCEL 173142001000

That portion of Government Lot 6 and Government Lot 7, and portions of the Northwest quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter all in Section 31, Township 37 North, Range 1 West, W.M., described as follows:

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EXHIBIT "A"

PARCEL 173113004000 (UTILITY TRACT)

That portion of the Southeast quarter of the Northwest Quarter, of the Northeast Quarter of the Southwest Quarter, of the Northwest Quarter of the Southeast Quarter, and of Government Lot 8, all in Section 31, Township 37 North, Range 1 West, W.M., described as follows:

Commencing at a Krabbe & Starr 1 inch iron pipe marking the Southeast corner of Lot 8-B of the replat of Otter's Lair as recorded in Volume 5 of Plats, page 9, records of said County, said corner also being the Northeast corner of said Southeast Quarter of the Northwest Quarter; Thence along the South boundary of said plat and along the North boundary of said Southeast Quarter of the Northwest Quarter North 89°24'02" West, 311.29 feet to a point on the centerline of that certain 60-foot wide easement as described in Auditor's File No. 85256, records of said County, said point being a P.O.C. of a curve to the right whose center bears South 86°49'15" West, 293.64 feet; Thence Southerly along said curve and said centerline 53.30 feet to the P.T.; Thence South 7°13'18" West, 243.0 feet to the P.C. of a curve to the left having a central angle of 12°42'20" and a radius of 1054.50 feet; Thence along said curve 233.84 feet to the P.T. and P.C. of a curve to the right having a central angle of 63°31'20" and a radius of 96.90 feet; Thence along said curve 107.43 feet to the P.T.; Thence leaving said centerline South 19°08'32" West 481.92 feet; Thence South 35°00' East, 230.0 feet to the TRUE POINT OF BEGINNING; Thence from said True Point of Beginning South 73°00' West, 202.0 feet; Thence South 6°00' West, 320.0 feet to an angle point on the North boundary of Lot 14 of the Plat of Rosario Estates No. 2 as recorded in Volume 2 of Plats, pages 29 and 29A, said records; Thence along the Northerly boundary of said plat South 70°15'11" East, 26.80 feet (South 68°46'28" East, 26.13 feet per plat) to an iron pipe marking the corner common to Lots 13 and 14, said plat; Thence continuing South 70°15'11" East, 106.44 feet (South 68°46'28" East, 106.77 feet per plat) to a white stake marking the corner common to Lots 12 and 13, said plat; Thence North 59°44'18" East, 29.99 feet (North 60°07'32" East, 30.0 feet per plat) to a 1 inch iron pipe marking the corner common to Lots 11 and 12, said plat; Thence North 59°22'54" East, 79.98 feet (North 60°07'32" East, 80.0 per plat) to a 3/4 inch iron pipe marking the corner common to Lots 10 and 11, said plat; Thence North 58°22'23" East, 149.89 feet (North 60°07'32" East, 150.11 feet per plat) to a ¾ inch iron pipe marking the corner common to Lots 9 and 10, said plat; Thence North 58°50'33" East, 100.26 feet (North 60°07'32" East, 100.0 feet per plat) to an angle point on the North boundary of said Lot 9; Thence North 82°56'12" East, 32.81 feet (North 80°13'02" East, 32.85 feet per plat) to a ¾ inch iron pipe marking the corner common to Lots 8 and 9, said plat; Thence North 82°56'12" East, 101.62 feet (North 80°13'02"East, 101.92 feet per plat) to an old hub and tack marking an angle point on the north boundary of said Lot 8; Thence North 58°42'21" East, 63.54 feet (North 60°09'02" East, 63.51 feet per plat) to a ¾ inch iron marking the corner common to Lots 7 and 8, said plat; Thence North 61°08'43" East, 141.82 feet (North 60°09'02" East per plat) to a ¾ inch iron pipe; Thence North 55°46'14" East, 45.08 feet; Thence North 40°12'47" East, 98.49 feet to a white stake marking the corner common to Lots 5 and 6, said plat; Thence North 44°57'05" East, 53.83 feet (North 44°33'24" East, 58.31 feet per plat) to an angle point on the north boundary of said Lot 5; Thence North 60°55'52" East, 46.14 feet (North 59°58'30" East, 49.98 feet per plat) to a ¾ inch iron pipe marking the corner common to Lots 4 and 5, said plat; Thence North 58°11'20" East, 96.82 feet (North 58°58'30" East, 91.50 feet per plat) to an angle point on the Northerly boundary of said Lot 4; Thence North 28°07'52" East 7.72 feet (North 29°51'08" East, 7.30 feet per plat) to a white stake marking the corner common to Lots 3 and 4, said plat; Thence North 27°54'49" East, 106.55 feet (North 29°51'08" East 109.22 feet per plat) to an angle point on the Westerly boundary of said Lot 3; Thence continuing along the Westerly boundary of said plat North 13°14'27" East, 109.01 feet (North 15°11'30" East, 111.73 feet per plat), to a ¾ inch iron pipe marking the corner common to Lots 2 and 3, said plat; Thence North 13°44'45" East, 137.29 feet (North 15°11'30" East, 137.35 feet per plat) to an old hub and tack marking an angle point on the westerly boundary of said Lot 2; Thence North 18°14'56" East, 54.75 feet (North 19°00'34" East, 54.41 feet per plat) to a ¾ inch iron pipe marking the corner common to Lots 1 and 2, said plat; Thence North 17°37'37" East, 115.92 feet (North 19°00'34" East, 116.08 feet per plat) to an angle point on the Westerly boundary of said Lot 1; Thence North 16°10'01" East, 14.98 feet (North 18°16'45" East, 15.0 feet per plat) to a white stake marking the northwest corner of said Lot 1; Thence leaving said Westerly boundary of said Lot 1 North 88°13'45" West, 263.72 feet to an angle point on the Southerly margin of that certain 60-foot wide

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"EXHIBIT A"
(Continued)

easement as described in Auditor's File No. 115979, said records; Thence leaving said Southerly margin South 16°47'39" West, 42.47 feet; Thence South 4°53'57" East, 175.64 feet; Thence South 16°27'18" West, 123.56 feet; Thence South 35°14'46" West, 194.08 feet; Thence South 63°53'10" West, 227.19 feet; Thence South 58°14'26" West, 123.49 feet; Thence North 80°37'36" West, 234.15 feet to said TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH a non-exclusive easement for roadway and utility purposes over, under and across portion of said Government Lot 8, said easement being 60 feet in width and lying 30 feet on each side of and adjacent to the following centerline:

Commencing at said Southeast corner of said Lot 8-B of said Replat of Otter's Lair; Thence Southerly along the West line of said Government Lot 8 and the West boundary of the certain parcel of land as described by instrument recorded under Auditor's File No. 115979, records of said county, South 1°20'14" West, 250.0 feet; Thence leaving said Government Lot line and continuing along said parcel boundary South 40° East, 200.0 feet; Thence South 1°20'14" West, 145.31 feet to a point designated as Point "A" per said instrument Auditor's File No. 115979, said Point "A" being on the centerline of a 60-foot roadway and utility easement described by said Auditor's File No. 115979 and being the tTRUE POINT OF BEGINNING of said 60-foot easement; Thence from said Point of Beginning, said centerline runs South 89°45'27" East, 41.33 feet; Thence South 61°26'31" East, 120.65 feet to a point designated Point "X" for reference purposes; Thence continuing along said centerline North 64°17'30" East, 423.45 feet; Thence North 87°40' East, 122.0 feet, more or less, to a point on the centerline of the county road and the termination of said centerline; Thence returning to said Point "X"; Thence from said Point "X" said 60-foot easement lies easterly of the following line: South 1°25'29" West, 40.0 feet to the point of termination.

TOGETHER WITH a non exclusive easement for roadway an utility purposes, across and over that certain parcel of land being 60 feet and 40 feet in width as described within and as conveyed by Declaration of Easement, recorded June 19, 1974, in Volume, under Auditor's File No. 85256, records of San Juan County, Washington.

TOGETHER WITH a non exclusive easement for access and utilities purposes, over, across and under that certain parcel of land being 30 feet in width as described within and as conveyed by Declaration of Easement, recorded June 28, 1978, in Volume 40, of Official Records, at page 40, under Auditor's File No. 102228, records of San Juan County, Washington.

TOGETHER WITH a non exclusive easement for roadway and utility purposes, over, across and under that certain parcel of land being 60 feet in width as described within and as conveyed by Easement Agreement, recorded September 17, 1984, in Volume 122, of Official Records, at page 122, under Auditor's File No. 132248, records of San Juan County, Washington.

TOGETHER WITH a non exclusive easement for ingress, egress and utility purposes, across and under that certain parcel of land known as Cascade Way as described within and as conveyed by Declaration of Easement, recorded June 27, 1994, in Volume 469, of Official Records, at page 22, under Auditor's File No. 94062705, records of San Juan County, Washington.

TOGETHER WITH a non exclusive easement for ingress, egress and utilities and/or water system purposes, over, across and under the roads of the Plat of Vusario, as recorded in Volume 4 of Plats, pages 22, 22A, and 22B, records of San Juan County, Washington and as set forth in the Vusario Declaration of Restrictions recorded under Auditors File No.'s 87085 and 91404, said county records as described within and as conveyed by Easement, recorded December 8, 2003, under Auditor's File No.2003 1208037, records of San Juan County, Washington.

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