

200110110052
Skagit County Auditor
10/11/2001 Page 1 of 5 12:29:47PM

WHEN RECORDED RETURN TO
SKAGIT PROPERTIES, L.L.C.
DAIRY VALLEY DISTRIBUTORS
P.O. BOX 807
MT. VERNON, WASHINGTON 98273



CHICAGO TITLE INSURANCE COMPANY

1011815

STATUTORY WARRANTY DEED

Dated: SEPTEMBER 28, 2001

THE GRANTOR

DARIGOLD, INC., A WASHINGTON CORPORATION, WHO ACQUIRED TITLE AS CONSOLIDATED DAIRY PRODUCTS COMPANY, A WASHINGTON CORPORATION

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

SKAGIT PROPERTIES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

340430-0-132-0001

THE ABBREVIATED LEGAL DESCRIPTION IS AS FOLLOWS: PTN. NW NE, SEC. 30, T34N, R4EWM. THE COMPLETE LEGAL DESCRIPTION IS LOCATED ON PAGE 3 AS EXHIBIT "A" ATTACHED HERE TO.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

43350
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

OCT 11 2001

Amount Paid \$ 2563.20
Skagit County Treasurer
By: *[Signature]* Deputy

DARIGOLD, INC.

[Signature of William G. Anderson]

BY: WILLIAM G. ANDERSON, VICE PRESIDENT

STATE OF WASHINGTON
COUNTY OF KING

ON THIS 1 DAY OF OCTOBER, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM G. ANDERSON TO ME KNOWN TO BE THE VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED THERETO (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Michele R. Levenite

NOTARY SIGNATURE

PRINTED NAME:

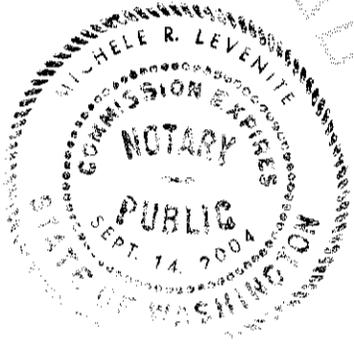
Michele R. Levenite

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT *Bremerton*

MY COMMISSION EXPIRES

September 14, 2004



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1011815

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

PARCEL A:

That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 101.1 feet West of the Northeast corner of said Northwest Quarter of the Northeast Quarter, said point being on the Westerly line of First Street, as established in the City of Mount Vernon; running thence along First Street, South 51°49' West 498.1 feet;
Thence South 59°49' West 110.1 feet;
Thence North 36°30' West 375 feet, more or less, to the Skagit River;
Thence North 60°42' East 126 feet, more or less, to the North line of said Section 30;
Thence East along the North line of said Section 30, 600 feet, more or less, to the point of beginning.

PARCEL B:

That portion of Government Lot 6, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning on the Westerly side of First Street, as established in the City of Mount Vernon, 581.5 feet South 20° West from its intersection with a line running due West from the Northwest corner of Block 8 of "Riverside Addition to the Town of Mount Vernon", according to the plat recorded in Volume 2 of plats, page 78, records of Skagit County, Washington;
Thence South 20° West to the South line of said Government Lot 6;
Thence West along the said South line of said Lot 6 to the Skagit River;
Thence North following the bank of said river to a point due West of the point of beginning;
Thence East to the place of beginning, said Tract being the South 92.5 feet, more or less, of that portion of Government Lot 6, which lies West of First Street in the City of Mount Vernon.

EXCEPT from Parcels A and B above all that portion thereof lying Northerly of a line described as follows:

Beginning at the intersection of the South line of Snoqualmie Street as shown fronting on Blocks 8 and 9 in "Riverside Addition to the Town of Mount Vernon", according to the plat recorded in Volume 3 of plats, page 24, records of Skagit County, Washington, produced West and the Westerly line of First Street as established in the City of Mount Vernon, Washington;
Thence South 20°00' West along the Westerly line of said First Street a distance of 633.48 feet to an angle point in said street line;
Thence South 52°07' West along the Westerly line of First Street, a distance of 56.68 feet;
Thence South 55°04' West along the Westerly line of First Street, a distance of 8.47 feet;
continued

Thence South 51°49' West along the Westerly line of First Street, a distance of 34.84 feet to the true point of beginning of the line herein described;
Thence South 72°09' West a distance of 57.31 feet;
Thence South 89°06' West, a distance of 51.48 feet;
Thence North 70°00' West a distance of 326.0 feet, more or less to the Skagit River.

PARCELS C:

That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:



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EXHIBIT A

Escrow No.: 1011815

LEGAL DESCRIPTION
continued

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

Beginning at the most Easterly corner of that certain Tract conveyed to Mary McKeown by deed dated September 14, 1892 and recorded September 17, 1892, in Volume 27 of deeds, page 66, (said point being on the Westerly line of First Street as established in the City of Mount Vernon, Washington);

Thence North 36°30' West along the Northeasterly line of said Mary McKeown tract, a distance of 69.88 feet to the true point of beginning of this description;

Thence from said true point of beginning continue North 36°30' West along the Northeasterly line of said Mary McKeown tract, a distance of 274.00 feet;

Thence South 60°49' West, a distance of 45.98 feet;

Thence South 42°25' East a distance of 199.92 feet;

Thence South 53°39'08" East, a distance of 84.77 feet to the true point of beginning.

ALL situated in Skagit County, Washington.



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, Skagit County Auditor

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EXHIBIT B

Escrow No.: 1011815

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 7, 1931
Auditor's No.: 243194, records of Skagit County, Washington
In favor of: City of Mount Vernon, a municipal corporation
For: Constructing, operating, and maintaining a sewer and manhole
Affects: Parcel A

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 17, 1950
Auditor's No.: 449738, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company, a Massachusetts corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Parcel C

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 4, 1973
Auditor's No.: 778935, records of Skagit County, Washington
In favor of: Stokely Van Camp, Incorporated
For: Pipeline and appurtenances
Affects: Northwestern portion of said premises and other property

Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: January 4, 1973
Auditor's No.: 778961, records of Skagit County, Washington
In favor of: Stokely Van Camp, Incorporated
For: Undisclosed
Affects: Northwestern portion of said premises

Rights of Diking District No. 3 to maintain dike in First Street in the City of Mount Vernon adjoining a portion of the property described herein, and rights, if any, to damage said property in maintenance of said dike, as established by judgment of verdict in Case No. 2982 of the Superior Court judgment of verdict in Case No. 2982 of the Superior Court of Skagit County, Washington.
Affects: Parcels A, B, and C

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.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change in the course of the Skagit River or due to said Skagit River having shifted or changed its course.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Skagit River, if navigable.



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