



200112210018

Skagit County Auditor

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WHEN RECORDED RETURN TO:

John E. Poffenbarger, Esq.
STOEL RIVES LLP
600 University Street, Suite 3600
Seattle, Washington 98101-3197

STATUTORY WARRANTY DEED

FIRST AMERICAN TITLE CO.

ACCOMMODATION RECORDING ONLY

M7717

GRANTOR:

Smith & Burkland Farms, Inc.

GRANTEE:

S & B Properties L.L.C.

ABBREVIATED

LEGAL DESCRIPTION:

Ptn of NE ¼ NW ¼ and Gov Lot 1 S7 T33 R4

Complete legal description is on Exhibit A
of document

ASSESSOR'S TAX
PARCEL NUMBERS:

330407-2-001-0120
330312-1-003-0009
330312-0-003-0001
340431-3-006-0007
340431-0-006-0003
330430-0-024-0003

STATUTORY WARRANTY DEED

THE GRANTOR, Smith & Burkland Farms, Inc., a Washington corporation, hereby transfers, conveys and warrants to S & B Properties L.L.C., a Washington limited liability company, the real estate and all improvements located thereon situated in the County of Skagit, State of Washington, more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO: (a) taxes and assessments, (b) all easements, reservations, restrictions, covenants, conditions and encumbrances of record, (c) mortgages or deeds of trust of record, (d) rights of the public to parts, if any, in rights of way, and (e) all leases and tenancies of the property.

DATED the 30th day of NOVEMBER, 2001.

44403
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 21 2001

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

SMITH & BURKLAND FARMS, INC., a
Washington corporation

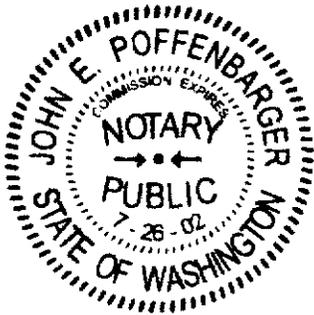
By [Signature]
Printed Name: Richard H. Smith
Title: President



STATE OF WASHINGTON)
)ss.
COUNTY OF King)

On this 30th day of Nov., 2001, before me personally appeared Richard H. Smith, to me known to be the President of SMITH & BURKLAND FARMS, INC, the Washington corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/~~she~~^{SEL} was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Signature: John Poffenbarger
Name (Print): John Poffenbarger
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle, WA
My appointment expires: 7-02



EXHIBIT A

Legal Description:

Parcel 1:

THAT PORTION OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ AND OF GOVERNMENT LOT 1 IN SECTION 7, TOWNSHIP 33 NORTH, RANGE 4, E.W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF COUNTY ROAD AND THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 4; E.W.M.; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, 500 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF COUNTY ROAD, 2,190 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, 500 FEET TO THE SOUTH LINE OF COUNTY ROAD; THENCE EAST ALONG THE SOUTH LINE OF THE COUNTY ROAD, 2,190 FEET TO THE POINT OF BEGINNING.

THE GRANTOR FURTHER GRANTS TO GRANTEE AN EASEMENT, 10 FEET IN WIDTH, FOR THE PURPOSE OF INSTALLING, REPAIRING, MAINTAINING, AND REPLACING A WATER LINE OR LINES. SAID EASEMENT IS SITUATE IN SKAGIT COUNTY, WASHINGTON AND DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 33 NORTH, RANGE 4, E.W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE COUNTY ROAD, DESIGNATED DIKE ROAD, AND THE SOUTH LINE OF THE COUNTY ROAD, DESIGNATED SKAGIT ROAD, THENCE SOUTHERLY ALONG THE EAST LINE OF THE DIKE ROAD, 10 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SKAGIT ROAD TO THE WEST LINE OF THE PROPERTY HEREINABOVE CONVEYED BY GRANTOR TO GRANTEE; THENCE NORTH ALONG THE WEST LINE OF THE PROPERTY CONVEYED, 10 FEET TO THE

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SOUTH LINE OF THE COUNTY ROAD; THENCE WESTERLY ALONG THE SOUTH LINE OF THE COUNTY ROAD TO POINT OF BEGINNING.

Tax Parcel No: 330407-2-001-0120
P16474

Parcel 2:

GOVERNMENT LOT 3 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT DIKE AND DITCH RIGHTS-OF-WAY, AND ROADS AS CONVEYED BY DEEDS RECORDED APRIL 19, 1900, AND RECORDED APRIL 10, 1931, UNDER AUDITOR'S FILE NOS. 33208 AND 242450, RESPECTIVELY, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO EXCEPT THAT PORTION OF GOVERNMENT LOT 3 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE SOUTH 89°59'02" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1901.27 FEET; THENCE AT RIGHT ANGLE TO SAID NORTH LINE, SOUTH 00°00'58" WEST A DISTANCE OF 2089.67 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°59'02" EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 430.00 FEET, MORE OR LESS, TO THE SKAGIT RIVER; THENCE SOUTHERLY ALONG SAID SKAGIT RIVER A DISTANCE OF 530.00 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 3;
THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 430.00 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 04°10'35" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 04°10'35" EAST A DISTANCE OF 520.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Tax Parcel Nos.: 330312-1-003-0009
P15770

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P15754

Parcel 3:

THE NORTH ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 31,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT DIKE ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel Nos.: 340431-3-006-0007
P29307
340431-0-006-0003
P29240

Parcel 4:

THE NORTH ½ OF THE FOLLOWING DESCRIBED TRACT IN SECTION 30,
TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF GOVERNMENT LOT 8; THE SOUTH ½ OF THE NORTHEAST
¼ OF THE SOUTHEAST ¼ AND THAT PORTION OF THE SOUTHEAST ¼ OF
THE SOUTHEAST ¼ AND OF GOVERNMENT LOT 13, LYING NORTH OF A
LINE PARALLEL WITH AND 908.6 FEET NORTH OF THE SOUTH LINE OF
SAID SECTION 30,

EXCEPT ROADS AND DIKE AND DRAINAGE DITCH RIGHTS OF WAY,

AND EXCEPT THE RIGHT OF WAY OF GREAT NORTHERN RAILWAY
COMPANY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel No.: 330430-0-024-0003
P17510

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