

RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

FOSTER PEPPER & SHEFELMAN PLLC
1111 Third Avenue, Suite 3400
Seattle, Washington 98101-3299
Attn: Brian Danzig



200203110207

Skagit County Auditor

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QUITCLAIM DEED FIRST AMERICAN TITLE CO.
(Mt. Vernon) *66324*

Grantor: M.V. GREENHOUSE, LLC, a Washington limited liability company

Grantee: NORTHWEST HORTICULTURE, LLC, a Washington limited liability company

Abbreviated Legal Description:

- Short Plat 6-88, Rec # 88030006, Vol 7 SP Pg 26
- Ptns S2, T33N, R3E, WM

ALL IN SKAGIT COUNTY
Complete Legal Description on Exhibit A

Assessor's Tax Parcel ID#S: 330302-4-004-0012 (R15329); 330302-4-005-0110 (R15331)

RECITALS:

The "Grantor" under that certain Statutory Warranty Deed recorded in the Skagit County Auditor's Office on February 14, 2002 at File No. 200202140111 (the "Original Deed") intended to convey to the Grantee identified hereunder, those parcels identified on the Original Deed as Parcels E, F and G and to convey to M.V. GREENHOUSE, LLC, a Washington limited liability company ("MV"), only those parcels identified on the Original Deed as Parcels A, B, C and D.

Instead, all parcels identified on the Original Deed (identified thereon as Parcels A, B, C, D, E, F and G) were erroneously conveyed in one transaction by the "Grantor" under the Original Deed solely to MV.

The purpose of this Quitclaim Deed is to correct the above-described error and to convey Parcels E, F and G to Grantee.

#987
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 11 2002

Amount Paid \$ *0*
Skagit Co. Treasurer
By *BL* Deputy

THEREFORE, for and in consideration of clearing title and for no other consideration, Grantor hereby conveys and quitclaims to Grantee, all of the real estate legally described on Exhibit A, together with all water rights appurtenant thereto and all farm products, orchard crops, nursery stock and crops thereon, SUBJECT to all rights, restrictions and encumbrances of record.

DATED effective as of March 5th, 2002

GRANTOR:

M.V. GREENHOUSE, LLC, a Washington limited liability company

By:

Daniel D. Ederer

Name:

Daniel D. Ederer

Title:

Member

STATE OF WASHINGTON

COUNTY OF KING

ss.

I certify that I know or have satisfactory evidence that DANIEL D EDERER is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Member of M.V. GREENHOUSE, LLC, a Washington limited liability company, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 5th day of March, 2002.



(Signature of Notary)

Lynette J Chase

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,
residing at Seattle WA

My appointment expires

4-28-02



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EXHIBIT A

Legal Description

Parcel "E":

Tract 2 of Skagit County Short Plat No. 6-88 approved March 7, 1988 and recorded March 8, 1988 under Auditor's File No. 8803080006 in Volume 8 of Short Plats, page 26, records of Skagit County, Washington, being a portion of the Southeast 1/4 of Section 2, Township 33 North, Range 3 East, W.M.

Parcel "F":

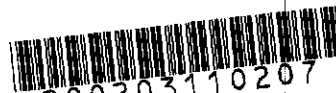
That portion of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 33 North, Range 3 East, W.M., lying and being between the East right-of-way of Diking District No. 2 of Skagit County, in said section and subdivision thereof; and a line 25 feet East of and parallel to the following described line:

Beginning at a point on the section line between Sections 2 and 11 of Township 33 North, Range 3 East, W.M., 330.1 feet West of the Section corner common to Sections 1, 2, 11 and 12 above, said township and range; thence North 39 degrees 31' East 6.15 feet; thence North 40 degrees 30' East 248.4 feet; thence North 18 degrees 15' East 133.2 feet; thence North 2 degrees 11' West 50.5 feet; thence North 15 degrees 38' East 97.8 feet; thence North 37 degrees 27' West 90.5 feet; thence North 58 degrees 24' West 388.6 feet EXCEPTING THEREFROM the right-of-way of the Charles J. Johnson County Road No. 97.

Parcel "G":

That portion of the South 1/2 of the North 1/2 of the Southeast 1/4 of Section 2, Township 33 North, Range 3 East, W.M., lying Easterly of the Old Dike along Dry Slough, and the West of the following described line:

Beginning at a point on the North line of said South 1/2 of the North 1/2 of the Southeast 1/4, which is North 87 degrees 36'20" West 1880.5 feet from the Northeast corner of said subdivision; thence South 8 degrees 22'10" West 458 feet.



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