

AFTER RECORDING MAIL TO:

Land Title Company of Skagit County
111 East George Hopper Road
Burlington, WA 98233



200306190005
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-101730-E

LAND TITLE COMPANY OF SKAGIT COUNTY

(FULFILLMENT)

Statutory Warranty Deed

Grantor(s): John R. Klein and Anita M. Klein, husband and wife
Grantee(s): M.V. Greenhouse, LLC, a Washington Limited Liability Company
Abbreviated Legal: ptn 13-34-3 & ptn 18-34-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340313-0-011-0009 P21674, 340418-0-010-0004 P26052

THE GRANTOR John R. Klein and Anita M. Klein, husband and wife
for and in consideration of Fullfillment of Real Estate Contract recorded under
Auditor's File No. 9810300151
in hand paid, conveys and warrants to M.V. Greenhouse, LLC, a Washington Limited
Liability Company
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit "A"

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated August 1,
1998, and conditioned for the conveyance of the above described property, and the covenants of warranty
herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser
in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming
due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on October 30, 1998, Rec. No. 26283

Dated this _____ day of _____ *Excise Amount paid \$620.00*

By *John R. Klein* By *personal rep.*
John R. Klein, Deceased by Anita M. Klein, Personal Representative

By *Anita M. Klein* By _____
Anita M. Klein

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Anita M. Klein
_____ is the person _____ who appeared before me, and said
person _____ acknowledged that she signed this instrument and acknowledged it to be she free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 18th, 2003

Carrie Huffer
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003



Fulfillment
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 19 2003

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

EXHIBIT "A"

Those portion of Government Lots 2 and 3 of Section 18, Township 34 North, Range 4 East, W.M., and of the East 1/4 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Begin at the intersection of the South line of said Government Lot 2 and the fence line marking the East line of those certain premises sold to Summersun Greenhouse Company by Real Estate Contract recorded under Auditor's File No. 9709220099, continued South;
thence North 00 degrees 44'51" West, 554.06 feet;
thence North 88 degrees 19'23" West, 3,096.69 feet, more or less, to a point on the East line of the West 100 feet of the Southwest 1/4 of the Northeast 1/4 of said Section 13, said point being the true point of beginning;
thence South 88 degrees 19'23" East, 3,096.69 feet, more or less, to the above referenced fence line;
thence South 00 degrees 44'51" East, 554.06 feet, along said fence line to the South line of said Government Lot 2;
thence along said South line North 89 degrees 38'59" West, a distance of 231.37 feet;
thence South 00 degrees 35'38" East, a distance of 1,580.84 feet;
thence North 73 degrees 16'10" West to the East line of the West 15 acres of said Government Lot 3;
thence North 00 degrees 06'25" West, along said East line to the North line of those certain premises conveyed to Randy Adams by Deed recorded under Auditor's File No. 8504040048;
thence North 73 degrees 14'33" West along said North line to the Northwest corner thereof;
thence South 00 degrees 06'25" East, 130 feet to the North line of the County road right of way known as the Riverbend Road;
thence Northwesterly along said North line to the Southeast corner of that certain tract conveyed to Mathew M. Paul and Wilma Paul by Partial Fulfillment Deed recorded January 16, 1974, under Auditor's File No. 795687;
thence North 1 degrees 26'30" East along the East line of said Paul Tract, a distance of 415.0 feet to the Northeast corner thereof;
thence North 60 degrees 03'23" West along the North line of said Paul Tract, a distance of 91.03 feet to the Northwest corner thereof and the East line of the West 100 feet of Government Lot 6 of said Section 13;
thence North 1 degrees 26'30" East along the East line of the West 100 feet to the point of beginning.

EXCEPT therefrom the following described:

Beginning at the Southeast corner of the West 100 feet of the Northeast 1/4 of said Section 13;
thence North 1 degrees 26'30" East along the West line of said West 100 feet, a distance of 486.43 feet;
thence North 87 degrees 40'33" East parallel with the South line of the Northeast 1/4 of said Section 13, a distance of 1,450.57 feet;
thence South 11 degrees 37'55" West, a distance of 877.46 feet;
thence South 20 degrees 09'08" East, a distance of 660.48 feet;
thence South 19 degrees 09'54" West, a distance of 104.43 feet to the North line of the County road;
thence along the North line of the County road through the following four courses; North 68 degrees 55'40" West, a distance of 97.55 feet to the point of curvature of a curve to the left having a radius of 5,203.50 feet;
thence Westerly along said curve through a central angle of 3 degrees 12'32", and an arc distance of 291.42 feet;
thence North 72 degrees 08'12" West, a distance of 845.63 feet to the point of beginning of curvature of a curve to the right having a radius of 1,333.50 feet;
thence Westerly along said curve through a central angle of 11 degrees 18'11", and an arc distance of 263.07 feet to the Southeast corner of that certain tract conveyed to Mathew M. Paul and Wilma Paul by Partial Fulfillment Deed recorded January 16, 1974, under Auditor's File No. 795687;

- Continued -



Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "C" Continued:

thence North 1 degrees 26'30" East along the East line of said Paul tract, a distance of 415.00 feet to the Northeast corner thereof;
thence North 60 degrees 03'23" West along the North line of said Paul Tract, a distance of 91.03 feet to the Northwest corner thereof and the East line of the West 100 feet of Government Lot 6 of said Section 13;
thence North 1 degrees 26'30" East along the East line of the West 100 feet, a distance of 76.36 feet to the point of beginning.

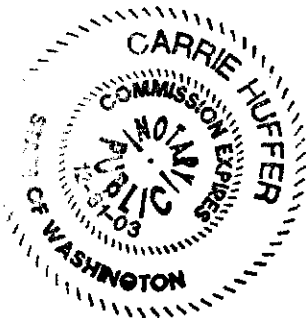
Situate in the County of Skagit, State of Washington.

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Anita M. Klein
signed this instrument, on oath stated that she authorized to
execute the instrument and acknowledged it as the Personal Representative
of Estate of John R. Klein, Deceased _____ to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: June 8th, 2003

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003



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