Filed for Record at Request of: Land Title Company of Skagit County PO Box 445 Burlington, WA 98233



LAND TITLE OF SKAGIT COUNTY

SPECIAL WARRANTY DEED

THE GRANTOR, THE ESTATE OF FANNY M. BESGROVE by VERNON E. BESGROVE, as personal representative, Skagit County Cause No. 07-4-00311-8, for and in consideration of THREE HUNDRED NINETY THOUSAND and 00/100 Dollars (390,000.00) does hereby grant and convey to KNUTZEN BROTHERS FARM, a Washington General Partnership, that certain real property situated in Skagit County, Washington, legally described as follows:

PARCEL "A":

The North ½ of the Northeast ¼ of the Northeast ¼, Section 25, Township 35 North, Range 3 East, W.M.,

EXCEPT that portion thereof lying Easterly of the Southerly line of right of way as conveyed to Bellingham Skagit Railway Company, by Deed recorded, September 30, 1911, in Volume 87 of Deeds, page 243, records of said County;

AND EXCEPT County road and ditch rights of way.

PARCEL "B":

The South ½ of the Northeast ¼ of the Northeast ¼, Section 25, Township 35 North, Range 3 East, W.M.;

EXCEPT road.

All situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 350325-1-003-0002, P34799; 350325-1-008-0015, P34804; 350325-1-002-0003, P34798.

The Grantor for himself/herself and for his/her successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

DATED this _____ day of May 2008.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

ESTATE OF FANNY M. BESGROVE, deceased Superior Court of the State of Washington in and for the County of Skagit, No. 07-4-00311-8

MAY 0 8 2008

Amount Paid & 6947,00

VERNON E. BESGROVE, Personal Representative

Amount Paid \$ C Skagit Co. Treasurer
By Indim Deputy

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT

On this day personally appeared before me VERNON E. BESGROVE, to me known to be the Personal Representative of the Estate of FANNY M BESGROVE, Deceased, the estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of May 2008.

ASHLEA NOLO AND STREET OF WASHINGTON

Karen Ushleykaren ASHLEY

Notary Public, State of Washington

Residing at: SEDRO-WOOLLEY

My commission expires: 9/11/2010

200805080093 Skagit County Auditor

5/8/2008 Page

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