

Filed for Record at Request  
of/Return to:  
Jack R. Wallace, Attorney  
P.O. Box 372  
Burlington, WA 98233



200812300096  
Skagit County Auditor

12/30/2008 Page 1 of 6 11:28AM

### QUIT CLAIM DEED

Grantor: **Hulbert Farms, Inc.**, a Washington Corporation  
Grantee: **LaConner Flats Properties, LLC Liability Company**  
Abbreviated Legal Description: *Portions of GL 7 & 8 in 31-34-03 and of the SENE of 14-33-03 and of the S1/4 of 19-34-03 and of the E1/2 of the NW 30-34-03*  
Additional legal on Exhibit "A" attached hereto.  
Assessor's Tax Parcel ID#:

340331-0-015-0003 (P22984)  
340331-0-018-0000 (P22987)  
330314-1-008-0002 (P15858)  
340330-2-002-0005 (P22956)  
340330-0-013-0006 (P22918)  
340319-0-012-0002 (P22156)

THE GRANTOR, **HULBERT FARMS, INC.**, a Washington Corporation, for and in consideration of transfer of improved real estate from a family owned corporation into a family owned limited liability company, conveys and quit claims to **LACONNER FLATS PROPERTIES, LLC**, a Washington Limited Liability Company, all of its interest (except greenhouses on the parcel identified as Parcel 2 "Farmstead" P22987) in the following described real estate, situate in the **County of SKAGIT**, State of WASHINGTON, together with all after acquired title of the Grantor therein: See Exhibit "A," attached hereto and incorporated herein by this reference.

NOTE: This transfer is exempt from excise tax because it is a mere change in form of ownership. The ownership of the transferor corporation is the same as the transferee limited liability company. WAC 458-61A-211(2)(d).

DATED this 23<sup>rd</sup> day of December, 2008.

HULBERT FARMS, INC.

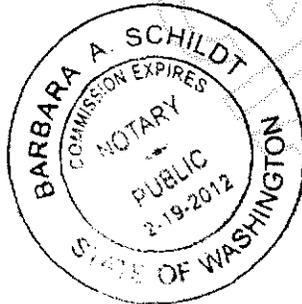
By: [Signature]  
Jack I. Hulbert, Co-CEO

By: [Signature]  
Thomas B. Hulbert, Co-CEO

STATE OF WASHINGTON)  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **Thomas B. Hulbert and Jack D. Hulbert** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Co-CEO's of HULBERT FARMS, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 23, 2008.



Barbara A. Schildt  
Notary Public  
BARBARA A. SCHILDT

(Print or Type Name of Notary)  
My Appointment Expires: 2/19/12

4116  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 30 2008

Amount Paid \$  
Skagit Co. Treasurer  
By MF Deputy



200812300096  
Skagit County Auditor

LEGAL DESCRIPTION  
EXHIBIT 'A'

PARCEL 1: (JHH HOUSE)

P22984 340331-0-015-0003

Lot 1 of Skagit County Short Plat No. 18-90, approved October 10, 1990, and recorded November 1, 1990 as Auditor's File No. 9011010030 in Book 9 of Short Plats, at pages 277 and 278, being a portion of Government Lot 7 of Section 31, Township 34 North, Range 3 East, W.M.

PARCEL 2: (FARMSTEAD)

P22987 340331-0-018-0000

Note: Transfer does not include leasehold improvements (greenhouses) which are specifically excluded from this deed and which are, and will remain, the property of Hulbert Farms, Inc.

That portion of Government Lot 8, in Section 31, Township 34 North, Range 3 East W.M., more particularly described as follows:

Beginning at the Southeast corner of said Government Lot 8; thence WEST running along the South line of said subdivision a distance of 410 feet; thence North 358 feet; thence West to the Easterly boundary of Sullivan's Slough; thence Southwesterly along the Easterly boundary of said Sullivan's Slough to the South line of said Government Lot 8; thence Easterly along the southerly boundary of said Government Lot 8 to the true point of beginning, EXCEPTING therefrom any portion of said property lying West of the Easterly base of the existing dike upon said premises, EXCEPT county road and EXCEPT dike right of way.

(Also known as a portion of Lot 4, Short Plat No. 18-90, recorded November 1, 1990, under Auditor's File No. 9011010030.)

Situate in the County of Skagit, State of Washington.



200812300096  
Skagit County Auditor

**PARCEL 3: (FIR ISLAND PROPERTY)**

**P15858      330314-1-008-0002**

That portion of the Southeast 1/4 of the Northeast 1/2 of Section 14, Township 33 North, Range 3 East, W.M., described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 14 (East 1/4 corner); thence North 89 degrees 19'14" West along the South line of said Northeast Quarter a distance of 1319.34 feet to the Southwest corner of said Southeast Quarter of the Northeast Quarter and the true point of beginning; thence North 00 degrees 50'08" East along the West line of said subdivision, a distance of 262.89 feet; thence South 89 degrees 19'14" East parallel with the South line of said subdivision a distance of 250.50 feet; thence South 00 degrees 50'08" West a distance of 262.89 feet to said South line of said subdivision; thence North 89 degrees 19'14" West along said South line of said subdivision, a distance of 250.50 feet to the true point of beginning, situate in the County of Skagit, State of Washington. Basis of bearing: Short Plat PL-03-0661 filed under Auditor's File Number 200311200115.

**PARCEL 4: (SMYTH FARM)**

**P22956      340330-2-002-0005  
P22918      340330-0-013-0006  
P22156      340319-0-012-0002**

That portion of the SW 1/4 of the SE 1/4 and the South 1/2 of the SW 1/4 of Sec 19, Twp 34 North, Range 3 E.W.M., described as follows:

Beginning at a point on the west right of way line of the County road, 817.00 feet South of the NE corner of said SW 1/4 of the SE 1/4; thence South 89°44'21" West parallel to the North line of said subdivision, a distance of 2631.11 feet; thence South 0°44'26" East, a distance of 60.00 feet to the true point of beginning; thence continuing South 0°44'26" East, a distance of 439.74 feet to a point on the South line of Section 19, which bears South 89°57'18" East, a distance of 62.26 feet from the SW corner of said SE 1/4 of the SW 1/4 of said Sec 19; thence South 89°57'18" East along the South line of Sec 19, a distance of 873.08 feet to a point on said South line of Sec 19, which bears North 89°57'18" West, a distance of 399.51 feet from the SE corner of the SW 1/4 of said Section 19; thence North 0°44'26" West, a distance of 444.39 feet; thence South 89°4'21" West, a distance of 873.03 feet to the true point of beginning.



ALSO, the West 935.26 feet to the NE 1/4 of the NW 1/4 measured at right angles to the West line of said NE 1/4 of the NW 1/4, EXCEPTING the West 62.26 feet thereof; AND ALSO, the West 935.26 feet of Government Lot 7 (measured at right angles to the West line of said Government Lot 7), EXCEPTING the South 185 feet thereof; all being in Sec 30, Twp 34 North, Range 3 E.W.M., and being more particularly described as follows:

Beginning at the NW corner of said Sec 30; thence South 0°18'54" East along the West line of said Sec 30, a distance of 1328.64 feet to the SW corner of Government Lot 1; thence South 89°59'25" East along the South line of said Government Lot 1 to the SE corner thereof, a distance of 1351.39 feet to the true point of beginning; thence South 0°44'26" East along the West line of said Government Lot 7, a distance of 1142.89 feet to a point which bears North 0°44'26" West, a distance of 185.01 feet from the SW corner of said Government Lot 7; thence North 89°59'30" East along a line which is parallel to and 185.00 feet North of (measured at right angles to) the South line of said Government Lot 7, a distance of 935.33 feet; thence North 0°44'26" West along a line which is parallel to and 935.26 feet East of (measured at right angles to) the West line of Government Lot 7, a distance of 2469.67 feet to a point on the North line of Section 30, which point bears North 89°57'18" West a distance of 399.51 feet from the NE corner of said NE 1/4 of the NW 1/4 of Sec 30; thence North 89°57'18" West along the North line of said Sec 30, a distance of 873.08 feet to a point on said North line of Sec 30, which bears South 89°57'18" East, a distance of 62.26 feet from the NW corner of said NE 1/4 of the NW 1/4 of Sec 30; thence South 0°44'26" East along a line which is parallel to and 62.26 feet of (measured at right angles to) the West line of said NE 1/4 of the NW 1/4 of Sec 30, a distance of 1327.87 feet to a point on the North line of Government Lot 7, thence North 89°59'25" West along said North line of Government Lot 7 of said Section 30, a distance of 62.26 feet to the true point of beginning.

TOGETHER WITH a nonexclusive easement for ingress, egress and utility purposes across the following described tract of land:

That portion of the SW 1/4 of the SE 1/4 and the south 1/2 of the SW 1/4 of Sec 19, Twp 34 North, Range 3 E.W.M., described as follows:

Beginning at a point on the West right of way line of the County road, 817.00 feet South of the Northeast corner of said SW 1/4 of the SE 1/4; thence South 89°44'21" West parallel to the North line of said subdivision, a distance of 2631.11 feet; thence South 0°44'26" East a distance of 60.00 feet; thence North 89°44'21" East parallel to the North line of said subdivision, a distance of 2630.71 feet to a point on the West right of way line



of said County Road; thence North along the West right of way line of said County road, a distance of 60.00 feet to the point of beginning.

*Parcels 1, 2, 3 and 4 are all subject to matters of record.*

END OF LEGAL DESCRIPTION



200812300096

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12/30/2008 Page

6 of

6 11:28AM