

When recorded return to:

CFI Properties, LLC
18700 Main Street/P.O. Box 576
Conway, WA 98238



200902260152
Skagit County Auditor

2/26/2009 Page 1 of 3 4:06PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 131284-PE

Grantor: CONWAY FEED, INC., a Washington corporation
Grantee: CFI PROPERTIES, LLC

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR CONWAY FEED, INC., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CFI PROPERTIES, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NW 1/4 OF NE 1/4, 19-33-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 131284-PE.

Tax Parcel Number(s): 330419-1-007-0007, P16923, 330419-0-018-0006, P16852, 330419-0-072-0100, P117953

Dated February 26, 2009

CONWAY FEED, INC., a Washington corporation

[Signature] Secretary/Treasurer
By: Kevin L. Klippenstein, CA

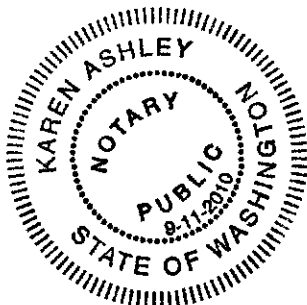
522
SKAGIT COUNTY, WASHINGTON
Real Estate Auditor
FEB 26 2009

Amount Paid: 10240.00
Skagit County Treasurer
By: [Signature] Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Kevin L. Klippenstein
the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is Secretary/Treasurer
of Conway Feed, Inc.
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 26, 2009



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2010

DESCRIPTION:

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the Fir Island County Road which is 266 feet West of the East line of the said subdivision;
thence South $2^{\circ}59'20''$ West along the East line of a road and parallel to the Great Northern Railway right of way 124.96 feet to the true point of beginning of the tract herein described;
thence continue South $2^{\circ}59'20''$ West parallel with the Great Northern Railway right of way 311.65 feet, more or less, to a point which intersects the West margin of the Pacific Highway;
thence Northeasterly along said West margin 316.54 feet, more or less, to a point which is South $86^{\circ}18'$ East, from the true point of beginning;
thence North $86^{\circ}18'$ West, 72.48 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of the Fir Island County as it existed on May 25, 1948 and the East line of a road running parallel to the East line of the Great Northern Railway right of way, which point is approximately 266 feet West of the East line of said subdivision;
thence South $02^{\circ}59'20''$ West along the East line of said road, 124.96 feet, more or less, to the Northwest corner of that certain tract of land conveyed to Hugh F. Kennedy and Mabel D. Kennedy, husband and wife, by Deed recorded July 16, 1954, under Auditor's File No. 504055, in Volume 263 of Deeds, page 758, records of Skagit County, Washington;
thence South $86^{\circ}18'$ East along the North line of said Kennedy Tract, 72.48 feet, more or less, to the Westerly line of that certain strip of land conveyed to the State of Washington for the Pacific Highway by Deed recorded April 9, 1920, under Auditor's File No. 141067, in Volume 116 of Deeds, page 621;
thence Northeasterly along said Westerly line, 143.40 feet, more or less, to the South line of the Fir Island County Road;
thence Westerly along said South line, 127.33 feet, more or less, to the point of beginning.

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DESCRIPTION CONTINUED:

PARCEL "C":

That portion of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 33 North, Range 4 East, W.M., being described as that portion of a right of way conveyed to Skagit County by deed recorded under Skagit County Auditor's File No. 782095 and being a portion of the Old State Highway No. 1 turnback as indicated on Sheet 7 of 20, Right of Way Plans for SR-5, Conway Hill to Johnson Road, dated June 20, 1968, said area to be vacated being a triangular piece of property Northeasterly of and contiguous to the property owned by Charles and Anita Faber and Conway Feed Inc. as described in deeds recorded under Skagit County Auditor's File Nos. 8604170054 and 9107030044.

/ Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) Station Ground property at Fir, Washington, situated in the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 33 North, Range 4 East, W.M., Skagit County, Washington, described as follows, to-wit:

Beginning at a point on the South line of said East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ a distance of 51.70 feet Easterly, as measured at right angles from said Railway Company's Main Track centerline, as now located and constructed;
thence due East (assumed bearing) along the South line of said East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ a distance of 53.89 feet to a point in the Westerly right of way line of public road as established in 1921, said point being 30.0 feet Westerly, as measured at right angles from the centerline of said public road;
thence North $11^{\circ}31'$ East, parallel with said public road centerline, 215.0 feet;
thence North $78^{\circ}29'$ West, at right angles to said public road centerline, 20.0 feet;
thence North $11^{\circ}31'$ East 160.0 feet;
thence North $15^{\circ}51'25''$ East 264.27 feet to a point of curve;
thence Northeasterly along a curve concave to the Southeast with a radius of 1,462.69 feet bearing South $78^{\circ}29'$ East an arc distance of 53.76 feet to a point being 200.0 feet Easterly, as measured at right angles from said Main Track centerline;
thence North $03^{\circ}45'$ East parallel with said Main Track centerline and along said Railway Company's Easterly property line 621.75 feet to a point on the South line of Broadway Street, said point being 50.0 feet Southerly, as measured at right angles from the centerline of said Broadway Street;
thence North $88^{\circ}08'$ West along the South line of Broadway Street 148.38 feet to a point being 51.70 feet Easterly, as measured at right angles from said Main Track centerline;
thence South $03^{\circ}45'$ West parallel with said Main Track centerline 1,306.18 feet to the point of beginning.

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