

Quitclaim Deed
(Boundary Line Adjustment/Parcel Combination)

Grantor: Skagit Farmers Supply, a Washington corporation
Grantee: Skagit Farmers Supply, a Washington corporation
Legal Description: Ptn Lot 3, SP SW-04-83 and Ptn Gov. Lot 2, 19-35-5
Assessor's Property Tax Parcel or Account Nos.: P39444 and P115435


Recitals

- Skagit Farmers Supply is the owner of Parcel P39444, more particularly described on attached Exhibit A
- Skagit Farmers Supply is the owner of Parcel P115435, more particularly described on attached Exhibit B.
- Skagit Farmers Supply wishes to consolodate these parcels so that they are considered to be one legal lot of record.
- The description of the property, after the boundary line adjustment/parcel consolodation, is more particularly described in attached Exhibit C.
- The location of the Boundary Line Adjustment/Parcel Consolodation is shown on the map set forth on the attached Exhibit D

Therefore, for and in consideration of the said boundary line adjustment and parcel consolodation, and for no monetary consideration, Skagit Farmers Supply, a Washington corporation does hereby convey, quit and claim to Skagit Farmers Supply, a Washington corporation so as to combine the properties shown on Exhibits "A" and "B", all interest in the real property lying and being in the City of Sedro-Woolley, County of Skagit, State of Washington, and described in attached Exhibit C.

This boundary adjustment is given to adjust boundary line so that Exhibits "A" and "B" are combined as shown on Exhibit "C," and not for the purposes of creating an additional building lot.

Dated this 17 day of March, 2011


Skagit Farmers Supply
By: Brian Duquaine
Its: CEO

776
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

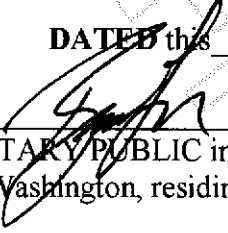
MAR 21 2011

Amount Paid \$ 0
Skagit Co. Treasurer
By CM Deputy

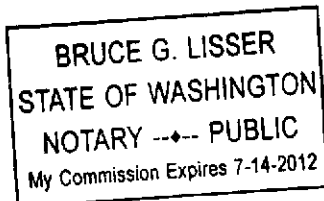
STATE OF WASHINGTON }
 } ss
County of Skagit }

I hereby certify that I know or have satisfactory evidence that **Brian Duquaine** is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Chief Executive Officer of Skagit Farmers Supply, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 17 day of March, 2011.


NOTARY PUBLIC in and for the State
of Washington, residing at: Mary Wilson

My appointment expires 7-14-12



201103210166
Skagit County Auditor

Exhibit "A"

**Skagit Farmers Supply Parcel No. 1
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-39444)**

Lot 1, Short Plat No. SW-04-83, approved August 16, 1983 and recorded August 19, 1983 in Book 6 of Short Plats, page 76 under Auditor's File No. 8308190031, being a portion of Government Lot 2, Section 19, Township 35 North, Range 5 East, W.M.

TOGETHER WITH a strip of land 20.02 feet in width described as follows:

That portion of Lot 3, Short Plat No. SW-04-83, approved August 16, 1983 and recorded August 19, 1983 in Book 6 of Short Plats, page 76 under Auditor's File No. 8308190031, lying Northerly of the Easterly extension of the South line of Lot 1, of said Short Plat No. SW-04-83; all being in a portion of Government Lot 2, Section 19, Township 35 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress over a strip of land 10 feet in width contiguous to the West line of said Lot 1.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress, access and utilities over a strip of land 20 feet in width over the North 20 feet of the West 182.00 feet of Lot 2 of said short plat.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



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Skagit County Auditor

Exhibit "B"

**Skagit Farmers Supply Parcel No. 2
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-115435)**

That part of the following described property lying Southerly of a line drawn parallel with and 75 feet Southerly, when measured at right angles and/or radially, from the SR 20 line survey of SR 20, Sedro Woolley Easterly;

That part of Government Lot 2, Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington, described as follows:

BEGINNING at a point 1,387.7 feet North and 30 feet East of the West 1/4 corner of said Section 19;
thence North 86°11' East 624 feet;
thence Southerly parallel with now existing State Highway 70 feet;
thence South 86°11' West 24 feet to the initial point;
thence South 02°53' West 332.4 feet to the intersection with the Northerly line of the Great Northern Railway Company right-of-way;
thence South 53°31' West along said right-of-way line 250 feet;
thence North 02°53' East 455 feet;
thence North 86°11' East 200 feet to the initial point,

EXCEPT any portion of said described area previously conveyed to the State of Washington for highway purposes.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

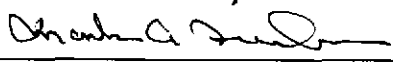
The above-described parcel will be combined or aggregated with contiguous property to the west (P-39444) owned by the grantee.

Approved for the City of Sedro-Woolley

The within and foregoing Boundary Line Adjustment has been examined for conformance with the provisions of Title 16 and Title 17 of the Sedro-Woolley Municipal Code and is hereby approved this 18th day of MARCH, 2011.



Planning Director



City Engineer


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Skagit County Auditor

Exhibit "C"

**Skagit Farm Supply
After Boundary Line Adjustment
(Parcel Consolidation)**

Parcel "A"

Lot 1, Short Plat No. SW-04-83, approved August 16, 1983 and recorded August 19, 1983 in Book 6 of Short Plats, page 76 under Auditor's File No. 8308190031, being a portion of Government Lot 2, Section 19, Township 35 North, Range 5 East, W.M.

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TOGETHER WITH a non-exclusive easement for ingress and egress over a strip of land 10 feet in width contiguous to the West line of said Lot 1.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress, access and utilities over a strip of land 20 feet in width over the North 20 feet of the West 182.00 feet of Lot 2 of said short plat.

Parcel "B"

That part of the following described property lying Southerly of a line drawn parallel with and 75 feet Southerly, when measured at right angles and/or radially, from the SR 20 line survey of SR 20, Sedro Woolley Easterly;

That part of Government Lot 2, Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington, described as follows:

BEGINNING at a point 1,387.7 feet North and 30 feet East of the West 1/4 corner of said Section 19;
thence North 86°11' East 624 feet;
thence Southerly parallel with now existing State Highway 70 feet;
thence South 86°11' West 24 feet to the initial point;
thence South 02°53' West 332.4 feet to the intersection with the Northerly line of the Great Northern Railway Company right-of-way;
thence South 53°31' West along said right-of-way line 250 feet;
thence North 02°53' East 455 feet;
thence North 86°11' East 200 feet to the initial point,



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Skagit County Auditor

EXCEPT any portion of said described area previously conveyed to the State of Washington for highway purposes.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 2.44 acres

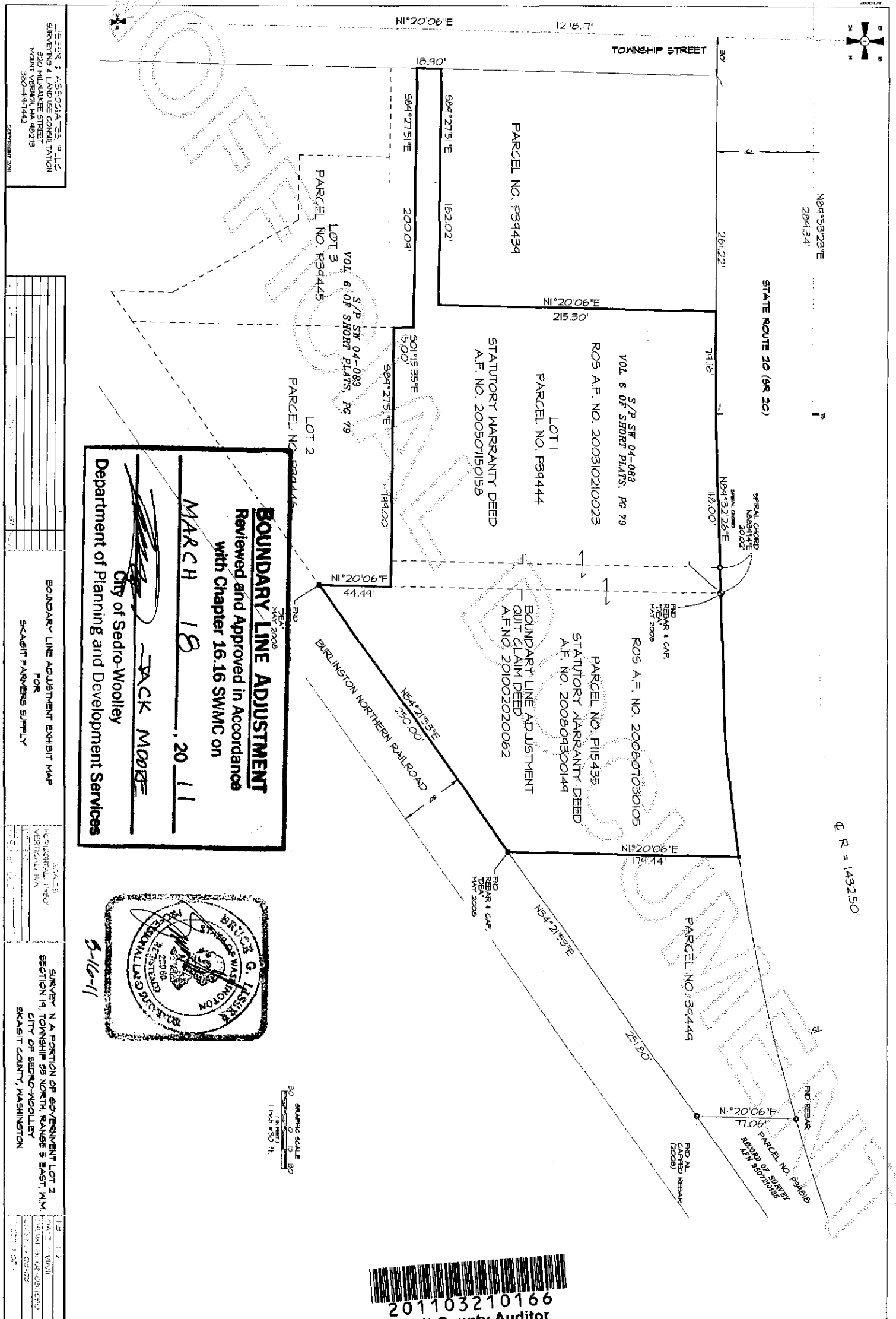


3-16-11



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Skagit County Auditor

EXHIBIT "D"



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Skagit County Auditor