

RECORDING REQUESTED BY AND

AFTER RECORDING RETURN TO:

Samish River Farms, LLC

1240 Arnold Road

Oak Harbor, WA 98277

Attn: Eric Rogers



201111180079

Skagit County Auditor

11/18/2011 Page

1 of

4 4:00PM

LAND TITLE OF SKAGIT COUNTY

140139-02

SPECIAL WARRANTY DEED

P34352
P 34354
ptn W 1/2 NW 1/4
15-35-3E W.M.

GRANTOR, **ABACUS CONSULTING, N.W., INC.**, a Washington Corporation, solely in its capacity as general Receiver for VICTOR JENSEN and JUDITH JENSEN appointed by the Skagit County Superior Court on April 15, 2011 in Case No. 11-2-00706 8, for and in consideration of good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto GRANTEE, **SAMISH RIVER FARMS, LLC**, a Washington limited liability company, that certain real property situated in the County of Skagit, State of Washington, legally described on Exhibit A attached hereto and made a part hereof.

This Deed is made expressly subject to the items set forth on Exhibit B attached hereto and made a part hereof.

DATED as of the first day of November, 2011.

GRANTOR:

ABACUS CONSULTING, N.W., INC.
a Washington corporation, as Receiver

By: _____

Its: President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

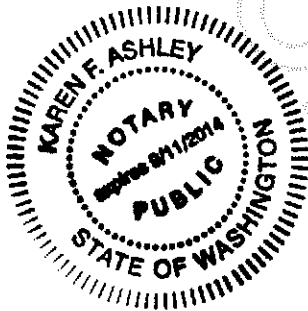
20113516
NOV 18 2011

Amount Paid \$
Skagit Co. Treasurer
By: *AM* Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Steven M. Fried is the person who 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 President of Abacus Consulting, N.W., Inc., a Washington corporation, acting solely in its capacity as Receiver, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: NOVEMBER 18, 2011



Karen Ashley
(Signature)

KAREN ASHLEY
(Please print name legibly)

NOTARY PUBLIC in and for the State of Washington,
residing at SEDRO-WOOLLEY

My commission expires 9/11/2014



201111180079
Skagit County Auditor

EXHIBIT A
TO
SPECIAL WARRANTY DEED

Legal Description of Property

The following described real estate located in Skagit County, Washington, comprised of approximately 68.37 acres, and legally described as follows:

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., LYING NORTH OF THE SAMISH RIVER.

EXCEPT FOR COUNTY ROADS

ALSO EXCEPT FOR THE FOLLOWING DESCRIBED TRACTS:

(1) THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF A LINE 2,340 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION.

(2) THE NORTH 228.28 FEET OF THE EAST 209.00 FEET OF THE WEST 620.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

The Property or its address is commonly known as 15014 Field Road, Bow, WA 98232. The Property tax identification numbers are 350315-2-003-002, 350315-2-004-0001, and 350315-2-005-0000. The Property includes all accompanying mineral rights and water rights.



201111180079
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EXHIBIT B

TO

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed by Abacus Consulting, N.W., Inc., solely in its capacity as general Receiver for VICTOR JENSEN and JUDITH JENSEN appointed by the Skagit County Superior Court (the "Court") on April 15, 2011 in Case No. 11-2-00706 8.

This Special Warranty Deed is executed by Abacus Consulting, N.W., Inc., solely in its capacity as general Receiver, pursuant to that certain Order Granting Receiver's Motion for Order Authorizing: 1) Sale of Assets; 2) Assumption and Assignment of Certain Contracts and Leases; and 3) Distribution of Sale Proceeds, entered on the Court's docket on July 22, 2011.

Pursuant to the foregoing Court Order and RCW 7.60.260, the real property legally described herein is sold free and clear of liens and of all rights of redemption, with all security interests and other liens encumbering the property transferring and attaching to the proceeds of the sale, net of reasonable expenses incurred in the disposition of the property, in the same order, priority and validity as the liens had with respect to the property immediately before the conveyance.



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