

When Recorded Mail to:  
Skagit Delta, LLC  
P.O. Box 100  
LaConner, WA 98257



201112070079  
Skagit County Auditor

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With a Copy to:  
Wallace O. Felsted  
Kirton & McConkie  
60 E. South Temple, Suite 1800  
Salt Lake City, UT 84111

Property No. 520-2639 WA Mt. Vernon Skagit

GUARDIAN NORTHWEST TITLE CO.

**SPECIAL WARRANTY DEED**

101848-1

IN CONSIDERATION of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, AGRESERVES, INC., a Utah corporation, Grantor, with its principal office located at 139 E. South Temple, Suite 110, Salt Lake City, Utah 84111, hereby conveys and warrants only against all claiming by, through or under it, and acts of itself, to SKAGIT DELTA, LLC, a Washington limited liability company, Grantee, of 615 S. 4<sup>th</sup> St., P.O. Box 100, LaConner, WA 98257, the following parcels of real property located in Skagit County, State of Washington, described on Exhibit "A", which is attached hereto and by this reference made a part hereof.

TOGETHER WITH: all easements, rights, privileges, franchises, appurtenances thereunto belonging or in any way appertaining to the real property, all right, title and interest of Seller in and to any land lying in the bed of any body of water or watercourse, street, road, or path and all strips and gores relating to or adjoining such land, and together with any and all buildings and other fixtures and appurtenances thereto and improvements thereon.

GRANTOR SPECIFICALLY RESERVES, excepts, and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following – minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, Grantor hereby reserves, excepts, and retains all of the Mineral Rights not previously reserved and reserves, excepts, and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance; however Grantor does not reserve the right to use the surface of the Property or extract minerals or other substances from the Property above a depth of 250 feet.

Subject to current taxes and assessments, reservations, easements, rights-of-way, covenants, conditions, restrictions, zoning matters, liens, and encumbrances and all other matters of record or enforceable at law or equity.

12-33-03644-5 (P15758)



**Exhibit A**  
**Legal Description**

The following land situated in Skagit County, Washington described as follows:

THAT PORTION OF THE WEST ½ OF THE SOUTHEAST ¼; AND THAT PORTION OF GOVERNMENT LOTS 4 AND 5, ALL IN SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST OF W.M., LYING WESTERLY OF THE WEST BOUNDARY LINE OF THE COUNTY ROAD, AS SAME WAS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 242449, AND ALSO LYING SOUTHERLY OF THE SOUTH BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND PURCHASED BY EVERT PAUL AND CORNELIA PAUL, HIS WIFE, BY REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 854930, SAID PAUL TRACT BEING FURTHER DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 12, BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE COUNTY ROAD AS REFERENCED ABOVE, AND THE NORTH LINE OF GOVERNMENT LOT 4; THENCE SOUTH ALONG THE WEST LINE OF SAID COUNTY ROAD A DISTANCE OF 25 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 200 FEET; THENCE SOUTH A DISTANCE OF 349 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 4, A DISTANCE OF 200 FEET, MORE OR LESS, TO THE WEST LINE OF THE COUNTY ROAD; THENCE SOUTH ALONG SAID WEST LINE, 814 FEET MORE OR LESS, TO AN EXISTING FENCE; THENCE WEST ALONG SAID FENCE LINE TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 12; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 1,192 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID SOUTHEAST ¼; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 266 FEET OF SAID SOUTHEAST ¼, AS MEASURED ALONG THE WEST LINE THEREOF.

ALSO EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE DIKE DISTRICT #2 RIGHT OF WAY AS CONDEMNED BY DECREE ENTERED JULY 19, 1900 IN SKAGIT COUNTY SUPERIOR COURT CAUSE #3049, AND EXCEPT MOBILE HOME.



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