



201112300011
Skagit County Auditor

12/30/2011 Page 1 of 2 10:18AM

When recorded return to:

Harmony Dairy, LLC
16026 Calhoun Road
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 140916-OE

Grantor: Tom O'Brien, as Personal Representative of the Estate of Joseph F. Niderost, Jr.
Grantee: Harmony Dairy, LLC

LAND TITLE OF SKAGIT COUNTY

BARGAIN AND SALE DEED

THE GRANTOR TOM O'BRIEN, as Personal Representative of the Estate of Joseph F. Niderost, Jr., deceased, King County Superior Court under Probate Cause No. 11-4-04738-2 for and in consideration of SEVEN HUNDRED TWENTY THOUSAND AND NO/100 Dollars \$ 720,000.00, in hand paid, bargains, sells, and conveys to HARMONY DAIRY, LLC, a Washington limited liability company the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: S 1/2 of NW 1/4, 34-34-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340334-2-004-0009, P23128, 340334-2-005-0008, P23129

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. 140916-OE.

Dated: December 20, 2011

Tom O'Brien, as Personal Representative of the Estate of Joseph F. Niderost, Jr., deceased, King County Superior Court under Probate Cause No. 11-4-04738-2

By: Tom O'Brien, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113972
DEC 30 2011

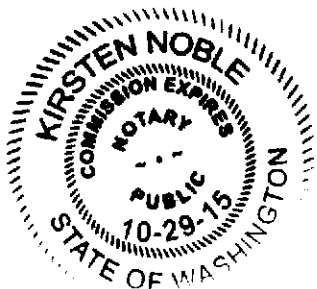
Amount Paid \$ 12,821.⁰⁰
Skagit Co. Treasurer
By: Mdm Deputy

STATE OF Washington }
County of King } SS:

I certify that I know or have satisfactory evidence that Tom O'Brien signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Joseph F. Niderost, Jr., deceased, King County Superior Court under Probate Cause No. 11-4-04738-2 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 2011

Kirsten Noble
Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: 10-29-15



Schedule "A-1"

140916-OE

DESCRIPTION:

The South ½ of the Northwest ¼ of Section 34, Township 34 North, Range 3 East, W.M.

EXCEPT the as built and existing right-of-way for Bradshaw Road along the West line thereof, and

EXCEPT that portion condemned by Drainage District No. 15 in Skagit County Superior Court Cause No. 4542.

Situate in the County of Skagit, State of Washington.



201112300011
Skagit County Auditor