

When recorded return to:
Joseph D. Bowen
U.S. Golden Eagle Farms, LP
2nd Floor 510 West Hastings Street
Vancouver BC V6B 1L8



201206200072
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015445

CHICAGO TITLE
620015445

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ed Lipsey and Kay Lipsey, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to U. S. Golden Eagle Farms, LP, a Washington Limited Partnership

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN NW, 15-36-06

Tax Parcel Number(s): P41238, P41230, P41239, 350615-2-004-0008, 350615-2-003-0009,
350615-2-004-0107

Subject to: Covenants, conditions, restrictions and easements of record:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: JUNE 8, 2012

Edwin B Lipsey

Ed Lipsey

Kay Lipsey

Kay Lipsey

20121789
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 20 2012

Amount Paid \$ 7125.00
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

EDWIN B. LIPSEY AND KAY LIPSEY

is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 8 2012

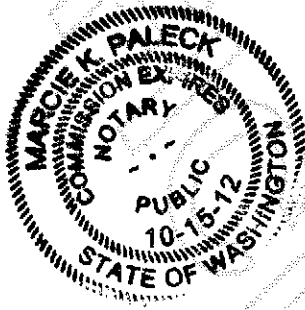
Marcie K. Paleck

Name: MARCIE K. PALECK

Notary Public in and for the State of Washington

Residing at: Mount Vernon, WA

My appointment expires: October 15 2012



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EXHIBIT "A"

For APN/Parcel ID(s): P41238, P41230, 350615-2-004-0008, 350615-2-003-0009, P41239 and 350615-2-004-0107

PARCEL A:

The Southeast Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian;

EXCEPT Great Northern Railway right of way and Cockerham Island Road;

Situated in Skagit County, Washington

PARCEL B:

The Southwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian;

EXCEPT the following described parcels:

That portion thereof, if any, lying within the Great Northern Railway right of way.

Those portions thereof conveyed to Puget Sound and Baker River Railroad Corporation by deeds recorded February 19, 1907, under Auditor's File No. 60882 and 60884, records of Skagit County, Washington.

Situated in Skagit County, Washington

Skagit County Right To Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 22, 1969
Auditor's No.: 619385, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: A
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 26, 1912
Auditor's No(s): 93498, records of Skagit County, Washington
In favor of: Pacific NW Traction Company
For: Transmission Lines
Affects: Parcel A
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 26, 1912
Auditor's No(s): 93499, records of Skagit County, Washington
In favor of: Pacific Northwest Traction Company
For: Electric Transmission Lines
Affects: Parcel B
4. Lot of Record Certification and the terms and conditions thereof

Recording Date: November 18, 2010
Recording No.: 201011180090
Affects: Parcel B
5. Lot of Record Certification and the terms and conditions thereof

Recording Date: November 18, 2010
Recording No.: 201011180093
Affects: Parcel A AND OTHER PROPERTY

Said parcel A does not include P41239 which is part of this lot certification. Order request was not opened to include said parcel.
6. The Land may not comply with the subdivision statutes or local subdivision ordinances.

Affects: Parcel A
7. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33 4); Notice of Approval
Recorded: January 4, 1973
Auditor's No.: 778904, records of Skagit County, Washington
Classification: Farm and Agricultural Land

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.
Affects: Parcel A
8. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33 4); Notice of Approval
Recorded: February 5, 1982
Auditor's No.: 8202050014, records of Skagit County, Washington
Classification: Farm and Agricultural Land
Affects: Parcel B

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.
9. City, county or local improvement district assessments, if any.



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