



201209050090  
Skagit County Auditor

9/5/2012 Page 1 of 4 3:41PM

When recorded return to:

Skagit Valley Farm LLC  
4624 Parkview Lane  
Mount Vernon, WA 98274

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 143008-OE

Grantor: Mary Lou Hanson, Administrator of the Estate of Donn S. Hanson  
Grantee: Skagit Valley Farm LLC

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR MARY LOU HANSON, Administrator of the estate of Donn S. Hanson, deceased, Skagit County Superior Court Probate Cause No. 06-4-00026-9 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SKAGIT VALLEY FARM, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lot 7; Ptn SW 1/4 SW 1/4 ; & Ptn SE 1/4 SW 1/4; Section6-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340406-3-008-0014, P23853, 340406-3-037-0007, P23645

Subject to : Exhibit "B" attached hereto and made part hereof by this reference

Dated August 31, 2012

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20122763  
SEP 05 2012

Mary Lou Hanson, Administrator of the Estate of  
Donn S. Hanson

Mary Lou Hanson  
By: Mary Lou Hanson, Administrator

Amount Paid \$ 10,489.20  
By KL Skagit Co. Treasurer Deputy



STATE OF Washington )  
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Mary Lou Hanson signed this instrument, on oath stated that She is authorized to execute the instrument and acknowledged it as the Administrator of The Estate of Donn S. Hanson to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8/31/12

Anneliese Maria Farrell  
Notary Public in and for the State of Washington  
Residing at Hoquiam  
My appointment expires: 6/28/16

## EXHIBIT A

### PARCEL "A":

Government Lot 7 in Section 6, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion described as follows:

Beginning at a point 20 feet East of the Southwest corner of said Section 6;  
thence East along the South line of said Section 6 a distance of 1241.1 feet, more or less, to the Southeast corner of said Government Lot 7;  
thence North 102 feet, more or less, to the South shore of an existing lake;  
thence North 82°18' West, along the South shore of an existing lake 537.3 feet;  
thence North 69°25'30" West along the South shore line 760 feet, more or less, to the East margin of the County road;  
thence South 440.9 feet, more or less, to the point of beginning.

AND EXCEPT County road.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of the Southeast ¼ of the Southwest ¼ of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 32 rods North from the Southwest corner of the Southeast ¼ of the Southwest ¼ of Section 6, Township 34 North, Range 4 East, W.M.,  
and running thence North 48 rods;  
thence East 47 rods;  
thence South 48 rods;  
thence West following County road to point 20 rods East of the West line of the above named Section;  
thence North to a point 32 rods North of the South line of the above named Section;  
thence West to the point of beginning;

EXCEPT that portion of the Southeast ¼ of the Southwest ¼ of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the North line of the County Road and the West line of the East 10 acres of said subdivision, said point being the Southwest corner of a tract of land deeded to Charles A. Heather by Deed recorded in Volume 62 of Deeds, page 631;  
thence North along the West line of said Heather Tract 135 feet;  
thence West parallel to the North line of said subdivision 133 feet;  
thence South parallel to the West line of said Heather Tract 152 feet, more or less, to the North line of the County Road;  
thence Easterly along the North line of said County road to the point of beginning.

AND EXCEPT that portion, if any, as conveyed to Chas Heather by Warranty Deed filed in Vol. 62 of Deeds, Page 631, records of Skagit County, State of Washington, more particularly described as the East 10 acres of the said Southeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., lying North of the County Road;

Situate in the County of Skagit, State of Washington.

LPB 11-05(i-l)



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EXHIBIT "B"

EXCEPTIONS:

A. Any question of the location of property boundaries or accuracy of the legal descriptions of said premises, or title to the estate insured, that may arise due to the legal descriptions of said premises relying upon an acreage designation rather than being described by metes and bounds.

B. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: February 20, 1975 and October 21, 1975  
Auditor's File Nos.: 813706 and 825110

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light, Inc., a Washington corporation  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Area Affected: A portion of said premises  
Dated: December 8, 1927  
Recorded: December 10, 1927  
Auditor's No.: Volume 146 of Deeds, page 94, #209231

D. Any gaps, gores or overlaps which may exist between said premises and the adjacent parcels due to the inconsistent legal descriptions in the historical deed chains of the respective ownerships.

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Burlington  
Purpose: Regarding future sewer services  
Area Affected: Portion of said premises  
Dated: Not disclosed  
Recorded: July 28, 2003  
Auditor's No.: 200307280013

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Burlington  
Purpose: Construct, maintain, repair and operate a sanitary sewer line  
Area Affected: The West 296 feet of the North 20 feet and other portions of said premises  
Dated: May 30, 2003  
Recorded: June 2, 2003  
Auditor's No.: 200306020169

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines.  
Area Affected:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located as staked and/or as may be constructed on the above described parcel of land, more particularly described as beginning at a point on the West line of the above described parcel that is approximately 443.5 feet South of the Northwest corner thereof; thence at an approximate bearing of South 65°06' East, a distance of approximately 275 feet; thence at an approximate bearing of South 68°38' East, a distance of approximately 493 feet; thence at an approximate bearing of North 22°54' East a distance of 238 feet to its terminus.

Dated: July 28, 1977  
Recorded: August 2, 1977  
Auditor's No.: 861862



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## EXCEPTIONS CONTINUED:

## H. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County  
 And: Donn S. Hanson  
 Recorded: February 2, 2007  
 Auditor's File No.: 200702020102  
 Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

## I. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County  
 And: Donn S. Hanson  
 Recorded: February 2, 2007  
 Auditor's File No.: 200702020103  
 Regarding:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

## J. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: January 8, 2010  
 Auditor's File No.: 201001080097

## K. Any adverse claim based upon the assertion that:

(a) Said land or any part thereof is now or at any time has been below the ordinary high water mark of the **Gages Lake**.

(b) Some portion of said land has been created by artificial means or has accreted to such portion so created.

(c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the **Gages Lake** or has been formed by accretion to any such portion.

## L. Any prohibition of or limitation or use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.



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