



201212210118

Skagit County Auditor

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RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:

Gina Adams Zentz, Esq.
Venable LLP
750 East Pratt Street, Suite 900
Baltimore, Maryland 21202

CHICAGO TITLE
620017027

STATUTORY WARRANTY DEED

Grantor: DVF MANAGEMENT CORPORATION, a Washington corporation, who acquired title as Draper Valley Farms, Inc., a Washington corporation

Grantee: PERDUE FOODS LLC, a Maryland limited liability company (formerly known as Perdue Farms LLC, successor by merger to Perdue Farms Incorporated)

Legal Description: PTN SE NW, 20-35-05

Tax Account No.: P40033 / 350520-2-008-0016 and
P40009 / 350520-2-002-0100

Additional legal description is found in Exhibit A attached hereto.

Assessor's Tax Parcel ID#: P40033 / 350520-2-008-0016 and P40009 / 350520-2-002-0100

For the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, DVF MANAGEMENT CORPORATION, a Washington corporation ("Grantor"), does hereby convey and warrant to PERDUE FOODS LLC, a Maryland limited liability company (formerly known as Perdue Farms LLC, successor by merger to Perdue Farms Incorporated) ("Grantee") the real property situate in Skagit County, Washington, legally described on Exhibit A attached hereto and incorporated herein.

SUBJECT TO: Items listed on Exhibit B attached hereto and incorporated herein.

DATED: December 21, 2012.

2012 4132
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 21 2012

Amount Paid \$ 11,575.00
By MF Skagit Co. Treasurer Deputy

DVF MANAGEMENT CORPORATION, a
Washington corporation (formerly known of
Record as Draper Valley Farms, Inc.)

By: Richard M Kaplowitz
Name: Richard M Kaplowitz
Its: Sec - Treas

[Signature Page to Deed – DVF 227]



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Acknowledgment

STATE OF Washington)

SS.

COUNTY OF Skagit)

On this 13th day of December 2012 personally appeared before me Richard M Koplowitz to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as Sec/Treas of DVF MANAGEMENT CORPORATION, a Washington corporation (formerly known of record as Draper Valley Farms, Inc.), free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of December, 2012.

Brigette C. Juras, Notary Public in and for the State of Washington, residing at Coupeville.

Witness my hand and seal

Brigette C. Juras

My appointment expires 9-19-14.

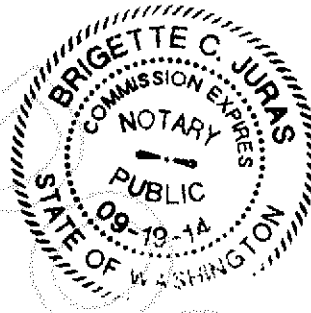


EXHIBIT A

LEGAL DESCRIPTION

For APN/Parcel ID(s): P40033 / 350520-2-008-0016 and P40009 / 350520-2-002-0100

The Southeast Quarter of the Northwest Quarter of Section 20, Township 35 North, Range 5 East of the Willamette Meridian:

EXCEPT the four following described portions thereof;

1. The West 30 feet of the North Half thereof;
2. The West 16.5 feet of the North Half of the South Half of said subdivision;
3. The County Road right of way commonly known as the Minkler Road;
4. That portion of said subdivision lying Northerly of the Minkler Road.

Situated in Skagit County, Washington



EXHIBIT B

PERMITTED EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: September 14, 1956
Auditor's No(s): 541494, records of Skagit County, Washington
In Favor of: Pacific Northwest Pipeline Corporation
For: To construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline or pipelines for the transportation of oil, gas or the products thereof

AMENDED by instrument(s):

Recorded: July 1, 1970
Auditor's No(s): 739586, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: September 12, 1956
Auditor's No(s): 541536, records of Skagit County, Washington
In Favor of: Pacific Northwest Pipeline Corporation
For: To construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline or pipelines for the transportation of oil, gas or the products thereof

AMENDED by instrument(s):

Recorded: April 19, 1971
Auditor's No(s): 715315, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: September 14, 1956
Auditor's No(s): 541544, records of Skagit County, Washington
In Favor of: Pacific Northwest Pipeline Corporation
For: To construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline or pipelines for the transportation of oil, gas or the products thereof

4. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: September 7, 1976
Auditor's No(s): 842143, records of Skagit County, Washington



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In Favor of: United States of America
For: The right to establish and maintain an electric field
and to interfere with the reception of television signals

5. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: December 22, 1982
Auditor's No(s): 8212220010, records of Skagit County, Washington
In Favor of: Skagit County
For: Drainage ditch with right of ingress and egress

6. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: July 23, 1991
Auditor's No(s): 9107230059, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances

7. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: August 21, 2002
Auditor's No(s): 200208210051, records of Skagit County, Washington
In favor of: Northwest Pipeline Corporation
For: An exclusive right-of-way and easement to locate,
survey, construct, entrench, maintain, repair, replace,
protect, inspect and operate a pipeline or pipelines,
cathodic equipment and/or appurtenances which may
be constructed on or above the surface including but
not limited to valves and metering equipment;
electrical and/or communications cable, underground
conduit, splicing boxes and roads

8. Operation-Maintenance & Monitoring Requirement for Proprietary Onsite
Sewage Systems and the terms and conditions thereof

Recording Date: July 24, 2009
Recording No.: 200907240132

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as
granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together
with necessary appurtenances
Recording Date: August 30, 2011
Recording No.: 201108300037



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Affects: Portion of said premises

10. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease

Lessor: Draper Valley Farms, Inc., a Washington corporation

Lessee: Draper Valley Holdings LLC, a Delaware limited liability company

Recording Date: September 13, 2007

Recording No.: 200709130048

11. Assessments which are not shown as existing liens by the public records, or which are not due and payable as of the effective date of the policy.
12. General and special taxes and charges for tax year 2013 and thereafter, a lien not yet due and payable.



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