



201212210119

Skagit County Auditor

12/21/2012 Page

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8 2:55PM

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  
020017028

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**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 SW SE, 16-35-05**

**Tax Account No.: P39239 / 350516-4-003-0005**

**Additional legal description is found in Exhibit A attached hereto.**

**Assessor's Tax Parcel ID#: P39239 / 350516-4-003-0005**

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.

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

By: Richard M. Koplovitz  
Name: Richard M. Koplovitz  
Its: Sec - Treas

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20124133

DEC 21 2012

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

[Signature Page to Deed – DVF 230]



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**Acknowledgment**

STATE OF Washington )

SS.

COUNTY OF Skagit )

On this 13<sup>th</sup> day of December, 2012 personally appeared before me Richard Keplowitz 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 13<sup>th</sup> day of December, 2012.

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

Witness my hand and seal

Brigette C. Juras

My appointment expires 9-19-14

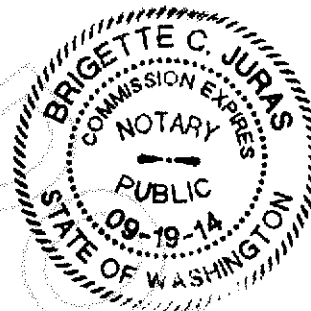


EXHIBIT A

LEGAL DESCRIPTION

**For APN/Parcel ID(s): P39239 / 350516-4-003-0005**

The South  $\frac{1}{4}$  of the Southwest Quarter of the Southeast Quarter of Section 16,  
Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT the West 20 feet and the South 20 feet thereof for county road rights  
of ways and as conveyed by documents recorded under Auditor's File Nos.  
84197 and 99638, records of Skagit County, Washington.

Situated in Skagit County, Washington.



## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Mineral reservations in favor of the State of Washington, as reserved by deed recorded in Volume 65, page 39, records of Skagit County, Washington.
2. Easement to construct, maintain, repair, rebuild, operate and patrol one line of electric power transmission structures with conductors and necessary appurtenances, and the further right to clear the right of way hereinafter described; and to keep the same clear of brush, timber, structures and fire hazards in favor of the United States of America as condemned in U.S. District Court Cause No. 325-7302.

As Follows:

A right of way 150 feet wide, described as follows:

Beginning on the South line of Section 16, Township 35 North, Range 5 East, W.M., Skagit County, Washington at Survey Station 3601+98.8 which is S. 88°52'00" W., 1,176.1 feet from the Southeast corner of Section 16. This corner is evidenced by a hub inside casing, an East-West road and a North-South fence. Thence N 6°59'50" E., 101.2 feet to station 3603+00.0; thence N. 19°37'10" W, 2,300.0 feet to a Bonneville Power Administration monument in the NW ¼ of SE ¼ of Section 16 at station 3626+00.0 which is N. 14°09'53" E, 2,377.1 feet from the South ¼ corner of Section 16. This corner is evidenced by a ¼ inch I.P. inside casing.

3. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: November 19, 1993  
Auditor's No(s).: 9311190152, records of Skagit County, Washington  
In Favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
4. 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



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Recording No.: 200709130057

5. 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.
6. General and special taxes and charges for tax year 2013 and thereafter, a lien not yet due and payable.



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