



201212210120
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
620017040

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, Sec. 17, T34N, R4EWM

Tax Account No.: P25989 / 340417-3-007-0004

Additional legal description is in Exhibit A attached hereto.

Assessor's Tax Parcel ID#: P25989 / 340417-3-007-0004

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.)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20124134
DEC 21 2012

Amount Paid \$ 2675⁰⁰
Skagit Co. Treasurer
By M6 Deputy

By: Richard M Kaplan
Name: Richard M Kaplan
Its: Sec - Tre

[Signature Page to Deed – Mt. Vernon South]



Acknowledgment

STATE OF Washington)

SS.

COUNTY OF Skagit)

On this 13th day of December, 2012 personally appeared before me Richard Kopowitz 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.

Brigitte C. Juras, Notary Public in and for the State of Washington, residing at Compuville.

Witness my hand and seal

Brigitte C. Juras
My appointment expires 9-19-14

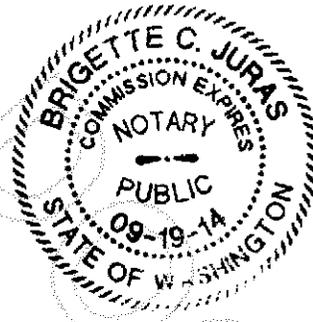


EXHIBIT A

LEGAL DESCRIPTION

For APN/Parcel ID(s): P25989 / 340417-3-007-0004

That portion of the South Half of the Northwest Quarter of the Southwest Quarter, lying East of the Great Northern Railway Company's right of way, in Section 17, Township 34 North, Range 4 East, W.M.,

EXCEPT from the above described premises all roads and rights of way therefor,

AND EXCEPT the right of way acquired by the Puget Sound & Cascade Railway Company over and across the South Half of the North Half of the Southwest Quarter of said Section,

AND EXCEPT the following described tract:

The Northerly 417 feet of that portion of the South Half of the Northwest Quarter of the Southwest Quarter, lying Easterly of the Great Northern Railway Company's right of way, in Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the North 30 feet thereof as conveyed to the City of Mount Vernon for street purposes, by deed recorded June 25, 1958 under Auditor's File No. 567041 records of Skagit County, Washington.

AND EXCEPT that portion conveyed to the City of Mount Vernon by Quit Claim Deed recorded June 15, 1995 under Auditor's File No. 9506150068, records of Skagit County, Washington.

Situated in Skagit County, Washington.



EXHIBIT B

PERMITTED EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1 of Skagit County
Purpose: Pipe or pipes, line or lines
Recording Date: February 1, 1972
Recording No.: 763630, records of Skagit County
Affects: The East 30 feet of Parcel

2. Easement, including the terms and conditions thereof, disclosed by instrument(s):
Recorded: May 7, 1962
Auditor's No(s): 622503, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: The right to lay, maintain, operate, relay and remove a pipe or pipes, line or lines for the transportation of water
Affects: Southeasterly portion of Parcel

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 5, 1986
Recording No.: 8612050019
Matters shown: Cyclone fence, light pole with power drop and drainage ditch

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 3, 1999
Auditor's No(s): 9903030114, records of Skagit County, Washington
In favor of: The City of Mount Vernon
For: With right, privilege and authority, to said City at its sole cost and expense, to construct, or cause to construct, maintain, replace, reconstruct and remove drainage facilities, with all appurtenances incident thereto or necessary therewith

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 11, 1962
Auditor's No(s): 626076, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: A pipeline or pipelines



Affects: Exact location and extent of easement is undisclosed of record

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: John W. Cook and Margaret W. Cook, husband and wife
Purpose: Ingress and egress
Recording Date: February 6, 1979
Recording No.: 896277
Affects: Portion of Parcel
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
- Recording No: 8612050019
8. 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.
9. General and special taxes and charges for tax year 2013 and thereafter, a lien not yet due and payable.
10. The following matters shown on the ALTA/ACSM Land Title Survey entitled "Venable LLP, 1000 Jason Lane, Mount Vernon, WA", dated June 6, 2011, prepared by 10 West Land Surveying & Mapping (James V. Wehoe, Registration Number 44350), for MK Associates Project No. 5922-11-2105:002: Encroachment of fence, light poles, electric vault, drainage berm and gravel surface for parking and storage over southerly property line of property immediately north of Parcel.

