

When recorded return to:

Waltner Family Farms,  
17065 Britt Road  
Mount Vernon, WA 98273



201212280132  
Skagit County Auditor

12/28/2012 Page

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Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 144022-OE

Grantor: Krangnes Properties, L.L.C.  
Grantee: Waltner Family Farms, LP

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR KRANGNES PROPERTIES, L.L.C., a Washington limited liability company (See Note #2) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WALTNER FAMILY FARMS LP, a Washington Limited Partnership the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn S 1/2 Of NW 1/4, 17-33-4 E W.M. Aka Tr. B, SP 28-83, AF #8309280033.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 144022-OE.

Tax Parcel Number(s): 330417-2-006-0008, P16728

Dated December 21, 2012

Krangnes Properties, L.L.C.

*Darlene G. Krangnes* Managing Member  
By: Darlene G. Krangnes, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20124235

DEC 28 2012

Amount Paid \$ 3767.<sup>00</sup>/<sub>100</sub>  
Skagit Co. Treasurer  
By *nam* Deputy

STATE OF Washington }  
County of Skagit } SS:

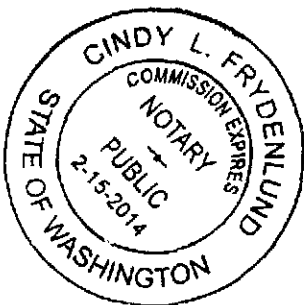
I certify that I know or have satisfactory evidence Darlene G. Krangnes is

the person who appeared before  
me, and said person acknowledged that she signed this instrument, on oath stated She is  
authorized to execute the instrument and is Managing Member  
of Krangnes Properties LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 27, 2012

*Cindy L. Frydenlund*  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 2-15-14



## EXHIBIT A

Tract "B" of Skagit County Short Plat No. 28-83, approved September 28, 1983 and recorded September 28, 1983, under Auditor's File No. 8309280033 in Book 6 of Short Plats, page 85, EXCEPT that portion thereof described as follows:

Beginning at a point on the South line of Tract "B" at a point which lies 30 feet East of the Southeast corner of Tract "A" of said Short Plat;  
thence West 30 feet to said Southeast corner;  
thence Northerly and Northwesterly along the Easterly and Northeasterly lines of said Tract "A" to the Northerly most corner thereof;  
thence North along the Westerly line of Tract "B" to a point which lies 77 feet South of the Northwest corner thereof;  
thence East parallel to the South line of Tract "B" to a point which lies North  $0^{\circ}46'47''$  East of the point of beginning;  
thence South  $0^{\circ}46'47''$  West to the point of beginning.

All of the above being a portion of the Northwest  $\frac{1}{4}$  of Section 17, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



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