



201212310151
Skagit County Auditor

12/31/2012 Page 1 of 2 2:05PM

When recorded return to:

Skagit Farmland, LLC
4674 Parkview Lane c/o: Sallye Quinn, ESQ
Monk Vernon WA 98273 P.O. Box 5008
Bellingham, WA 98225

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 144900-OE

Grantor: Mark I. Knutzen and Patricia Anne Knutzen
Grantee: Skagit Farmland, LLC

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR MARK I. KNUTZEN and PATRICIA ANNE KNUTZEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SKAGIT FARMLAND, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn N1/2 Of SW1/4 & Ptn S1/2 Of NW1/4, 1-34-3 E & Ptn SE1/4 Of NE1/4 & NE1/4 Of SE1/4, 2-34-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340301-2-005-0007, P20955, 340301-2-002-0000, P20953, 340302-0-016-0008, P20936, 340301-0-016-0107, P20937, 340302-1-003-0000, P21029

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. 144900-OE.

Dated December 24, 2012

Mark I. Knutzen

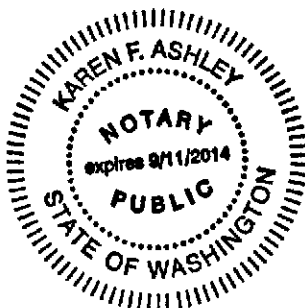
Patricia Anne Knutzen

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Mark I. Knutzen and Patricia Anne Knutzen** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 27 2012

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20124286
DEC 31 2012

Amount Paid \$ 19,229.00
Skagit Co. Treasurer
By mm Deputy

EXHIBIT A

OUR ORDER NO.: 144900-OE

Schedule A-1

PARCEL "A":

That portion of the North ½ of the Southwest ¼ of Section 1, Township 34 North, Range 3 East, W.M., and of the Northeast ¼ of the Southeast ¼ of Section 2, Township 34 North, Range 3 East, W.M., that lies Easterly of the Avon-Allen Road (Harvey Smith Road); and is described as follows:

Beginning at the ¼ corner between Sections 1 and 2;
thence East on the East and West centerline of Section 1, a distance of 1,644.06 feet;
thence South 0°51' East, 917.06 feet;
thence South 89°19'30" West, 1,645.06 feet, more or less, to the West line of Section 1;
thence South 89°15'30" West, 1,329.64 feet, more or less, to the West line of the Northeast ¼ of the Southeast ¼ of Section 2;
thence North along the West line of said Northeast ¼ of the Southeast ¼ of said Section 2 to the Northwest corner thereof;
thence East along the North line of said Northeast ¼ of the Southeast ¼ to the point of beginning.

EXCEPT that portion, if any, lying within the boundaries of the East 986.43 feet of the Northeast ¼ of the Southwest ¼ of said Section 1.

EXCEPT from all the above described tracts, Drainage District No. 19 right of way, if any.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West ½ of the Southeast ¼ of the Northwest ¼ and that portion of the Southwest ¼ of the Northwest ¼ of Section 1, Township 34 North, Range 3 East, W.M., lying Easterly of the Avon-Allen Road (Harvey Smith Road), and that portion of the Southeast ¼ of the Northeast ¼ of Section 2, Township 34 North, Range 3 East, W.M., lying Easterly of the Avon-Allen Road (Harvey Smith Road); EXCEPT that portion, if any, lying within the right of way for Drainage District No. 19 as said right of way was condemned in Skagit County Superior Court Cause No. 8889; AND EXCEPT the North 20 feet of that portion of the Southwest ¼ of the Northwest ¼ of Section 1, Township 34 North, Range 3 East, W.M., lying East of the Avon-Allen Road; AND ALSO EXCEPT the North 20 feet of the West ½ of the Southeast ¼ of the Northwest ¼ of Section 1, all as conveyed to Drainage District No. 19 by deed recorded January 2, 1948 under Auditor's File No. 412929, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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LPB 11-05(i-l)
Page 2 of 2