

When recorded return to:
Samuel David Hobson
Prevedell LLC
2885 Sanford Ave SW
Grandville, MI 49418



201302140122
Skagit County Auditor

2/14/2013 Page 1 of 5 1:30PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016351

CHICAGO TITLE
620016351

STATUTORY WARRANTY DEED

THE GRANTOR(S) MPH 1 LLC, an Oregon limited liability company, as to an undivided 22.85% interest, SHH 1 LLC, an Oregon limited liability company, as to an undivided 22.85% interest, and BMH 1 LLC, an Oregon limited liability company, as to an undivided 54.3% interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Prevedell LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

A portion of the NW Quarter of Section 8, Township 35 North, Range 6 East of the Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P40855 / 350608-2-001-0000, P40856 / 350608-2-002-0009, P40858 / 350608-2-004-0007

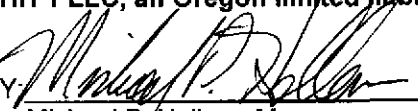
Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620016351, which is attached hereto and made a part hereof.

Dated: February 1, 2013

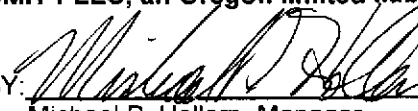
MPH 1 LLC, an Oregon limited liability company

BY: 
Michael P. Hollern, Manager

SHH 1 LLC, an Oregon limited liability company

BY: 
Michael P. Hollern, Manager

BMH 1 LLC, an Oregon limited liability company

BY: 
Michael P. Hollern, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 505
FEB 14 2013

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

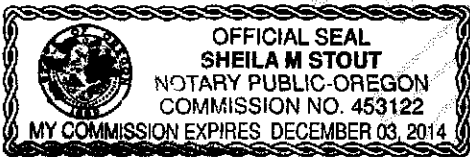
State of Oregon

County Deschutes of Deschutes

I certify that I know or have satisfactory evidence that

Michael P. Hollern is the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument, on oath stated that (his/her/their) was authorized to execute the instrument and acknowledged it as the Manager of MPH 1 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/12/13



Sheila M Stout
Name: Sheila M Stout
Notary Public in and for the State of Oregon
Residing at: Bend, OR
My appointment expires: 12/3/14

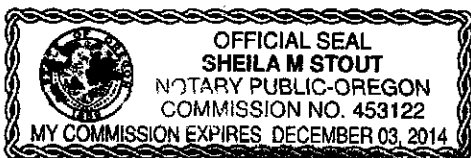
State of Oregon

County Deschutes of Deschutes

I certify that I know or have satisfactory evidence that

Michael P. Hollern is the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument, on oath stated that (his/her/their) was authorized to execute the instrument and acknowledged it as the Manager of SHH 1 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/12/13



Sheila M Stout
Name: Sheila M Stout
Notary Public in and for the State of Oregon
Residing at: Bend, OR
My appointment expires: 12/3/14

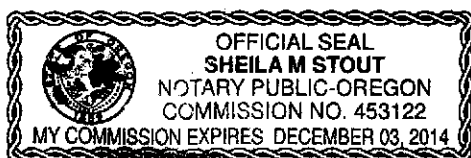
State of Oregon

County Deschutes of Deschutes

I certify that I know or have satisfactory evidence that

Michael P. Hollern is the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument, on oath stated that (his/her/their) was authorized to execute the instrument and acknowledged it as the Manager of BMH 1 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/12/13



Sheila M Stout
Name: Sheila M Stout
Notary Public in and for the State of Oregon
Residing at: Bend, OR
My appointment expires: 12/3/14



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40855 / 350608-2-001-0000, P40856 / 350608-2-002-0009 and P40858 / 350608-2-004-0007

PARCEL A:

The Northeast Quarter of the Northwest Quarter; the Northwest Quarter of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter; all in Section 8, Township 35 North, Range 6 East, W.M., in Skagit County, Washington;

EXCEPT the West 15 feet of the South 30 feet of said Southeast Quarter of the Northwest Quarter; conveyed to Skagit County for road purposes by deed dated September 20, 1944 and recorded October 10, 1944, under Auditor's File No. 375068, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

The East 30 feet of the South 50 feet of the Southwest Quarter of the Northwest Quarter; Section 8, Township 35 North, Range 6 East, W.M., EXCEPT the South 30 feet thereof conveyed to Skagit County for road purposes by deed dated September 20, 1944, under Auditor's File No. 375068, records of Skagit County, Washington.

Situated in Skagit County, Washington.



SCHEDULE "B"
Special Exceptions

1. Reservations contained in deed

Recording Date: September 13, 1898
Recording No.: 28986

2. Reservations contained in deed

Recording Date: September 8, 1899
Recording No.: 31547

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Schmidt Mill Company
Purpose: Ingress and egress
Recording Date: December 28, 1967
Recording No.: 708491

4. Reservation contained in deed

Recording Date: May 5, 1978
Recording No.: 855914

5. Lot of Record Certification and the terms and conditions thereof

Recording Date: January 18, 2007
Recording No.: 200701180043

6. Notice of Moratorium of Non-Forestry Use of Land and the terms and conditions thereof

Recording Date: August 6, 2007
Recording No.: 200708060146

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

Recording Date: September 20, 2007
Recording No.: 200709200139
Matters shown: A fence encroaching onto said property along the Southeast line of said premises

8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

9. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.

10. Memorandum of Tenancy in Common Agreement

Recording Date: May 30, 2002
Recording No.: 200205300175

11. City, county or local improvement district assessments, if any.

12. The Land has been classified as Forest Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: March 24, 1982



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EXHIBIT "B"
Exceptions

Recording No.: 8203240012

Notice of Continuance

Recording Date: May 28, 2002

Recording No.: 200205280010

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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