

When recorded return to:

Provitro Biosciences LLC
17618 Dunbar Road
Mount Vernon WA 98273



201302250103
Skagit County Auditor

2/25/2013 Page 1 of 3 10:45AM

Filed for Record at Request of:
First American Title Company of Oregon

Spec above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

105360

SPECIAL WARRANTY DEED
(Not Statutory)

File No: 7002-2034774 (Jlm)

Date: February 15, 2013

Grantor(s): Red Sage Lands LLC

Grantee(s): Provitro Biosciences LLC

Abbreviated Legal: Section 24, Township 34 North, Range 3 East; Ptn. of NW of NE
(Parcel "A"; and Section 24, Township 34 North, Range 3 East; Ptn. of NW of NE (aka
Tr. D, SP #28-76)

Additional Legal on page:

Assessor's Tax Parcel No(s): P22573, 340324-1-009-0008, P22577, 340324-1-012-0003

THE GRANTOR(S), Red Sage Lands LLC, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, and conveys to Provitro Biosciences LLC, the following described real estate, situated in the County of Skagit, State of Washington:

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

See Exhibit "C" attached

Tax Parcel Number(s): P22573, 340324-1-009-0008, P22577, 340324-1-012-0003

Dated: February 15, 2013

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013617

FEB 25 2013

LPB 16-09(r)
Page 1 of 2

Amount Paid \$ 44,505.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

Schedule "C"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL A:

The East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 3 East, W.M., EXCEPT roads and ditch rights of way, AND ALSO EXCEPT the following described tracts:

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

Beginning at the Northeast corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West along the North line of said subdivision 208 feet; thence South parallel with the East line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 224.42 feet; thence East parallel with the North line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 208 feet to the East line of said subdivision; thence North along the East line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 224.42 feet to the point of beginning.

The West 155 feet of the North 135 feet of that portion of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 3 East, W.M., lying South of the Dunbar Road running along the North line of said subdivision;

The South 83 feet of the North 238 feet of the West 155 feet of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 3 East, W.M., TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the East 20 feet of the West 175 feet of the North 155 feet of that portion of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 3 East, W.M., lying South of the Dunbar Road.

PARCEL B:

Tract "D" of Short Plat No. 28-76, approved July 15, 1976 and recorded July 16, 1976 in Volume 1 of Short Plats, page 150, under Auditor's File No. 839197, records of Skagit County, Washington; (being a portion of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 3 East, W.M.)

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as shown on said Short Plat.



201302250103
Skagit County Auditor