

When recorded return to:

Mark Knutzen Farms, Inc.
14332 Roadrunner Lane
Burlington, WA 98233



201303270173

Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 145777-OE

Grantor: Lyle R. Ovenell
Grantee: Mark Knutzen Farms, Inc.

Statutory Warranty Deed

THE GRANTOR LYLE OVENELL, a single man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARK KNUTZEN FARMS, INC., a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Abbreviated Legal: E 1/2 NE 1/4 SW1/4, 31-35-4 E W.M.

2013/056

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

MAR 27 2013

Tax Parcel Number(s): 350431-2-001-0003, P38154

Amount Paid \$ 3565.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

The above described property will be combined or aggregated with contiguous property owned by the Grantee, and more specifically described on Exhibit "B" attached hereto. This boundary adjustment is not for the purpose of creating an additional building lot.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated March 22, 2013

Lyle R. Ovenell

Lyle R. Ovenell

PLANNING & DEV. SERVICES
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

[Signature]
Skagit Co. Planning & Dev. Services

3/27/13
Date

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lyle R. Ovenell
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: March 27th 2013

Karen Ashley

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



EXHIBIT A

Schedule "A-1"

145777-OE

DESCRIPTION:

The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M., in Skagit County, Washington.

EXCEPT County road along the North line thereof.

Situate in the County of Skagit, State of Washington.



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EXHIBIT B

The West ½ of the Northeast ¼ of the Northwest ¼ of Section 31, Township 35 North, Range 4 East W.M., EXCEPT the as built and existing County roads running along the West line and the North line thereof, commonly known as Pulver Road and Wilson Road; and ALSO EXCEPT ditch right of way as condemned in Skagit County Superior Court Cause No. 3604.



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P38155
BEFORE BLA

The West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M., in Skagit County, Washington.

EXCEPT County road along the North line thereof.

Situate in the County of Skagit, State of Washington.



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P38154
BEFORE BLA

The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M., in Skagit County, Washington.

EXCEPT County road along the North line thereof.

TOGETHER WITH the West 440 feet of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 31; and

TOGETHER WITH the West 440 feet of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 31; and

TOGETHER WITH that portion of the West 440 feet of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 31, lying Southerly of the following described line:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North 88°36'30" East along the North line of said subdivision a distance of 134.00 feet to the Northeast corner of that certain tract of land conveyed to Jack Daniels and wife by instrument recorded under Auditor's File No. 553946;
thence South 0°54' West along the East line of said Daniels tract a distance of 327.20 feet to the Southeast corner thereof, said point being the TRUE POINT OF BEGINNING of this line description;
thence North 89°33' East a distance of 306.19 feet, more or less, to the East line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the TERMINUS of this line description.

Situate in the County of Skagit, State of Washington.



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Ptn P38154
BEING CONVEYED

The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31 Township 35 North, Range 4 East,
W.M.;

EXCEPT County road along the North line thereof.

Situate in the County of Skagit, State of Washington.



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P38155
AFTER BLA

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31 Township 35 North, Range 4 East, W.M.;

EXCEPT County road along the North line thereof.

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P38154
AFTER BLA

The West 440 feet of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31 Township 35 North, Range 4 East, W.M.;

TOGETHER WITH the West 440 feet of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 31; and

TOGETHER WITH that portion of the West 440 feet of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 31, lying Southerly of the following described line:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North 88°36'30" East along the North line of said subdivision a distance of 134.00 feet to the Northeast corner of that certain tract of land conveyed to Jack Daniels and wife by instrument recorded under Auditor's File No. 553946;
thence South 0°54' West along the East line of said Daniels tract a distance of 327.20 feet to the Southeast corner thereof, said point being the TRUE POINT OF BEGINNING of this line description;
thence North 89°33' East a distance of 306.19 feet, more or less, to the East line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the TERMINUS of this line description.

EXCEPT County road along the North line thereof.

Situate in the County of Skagit, State of Washington.

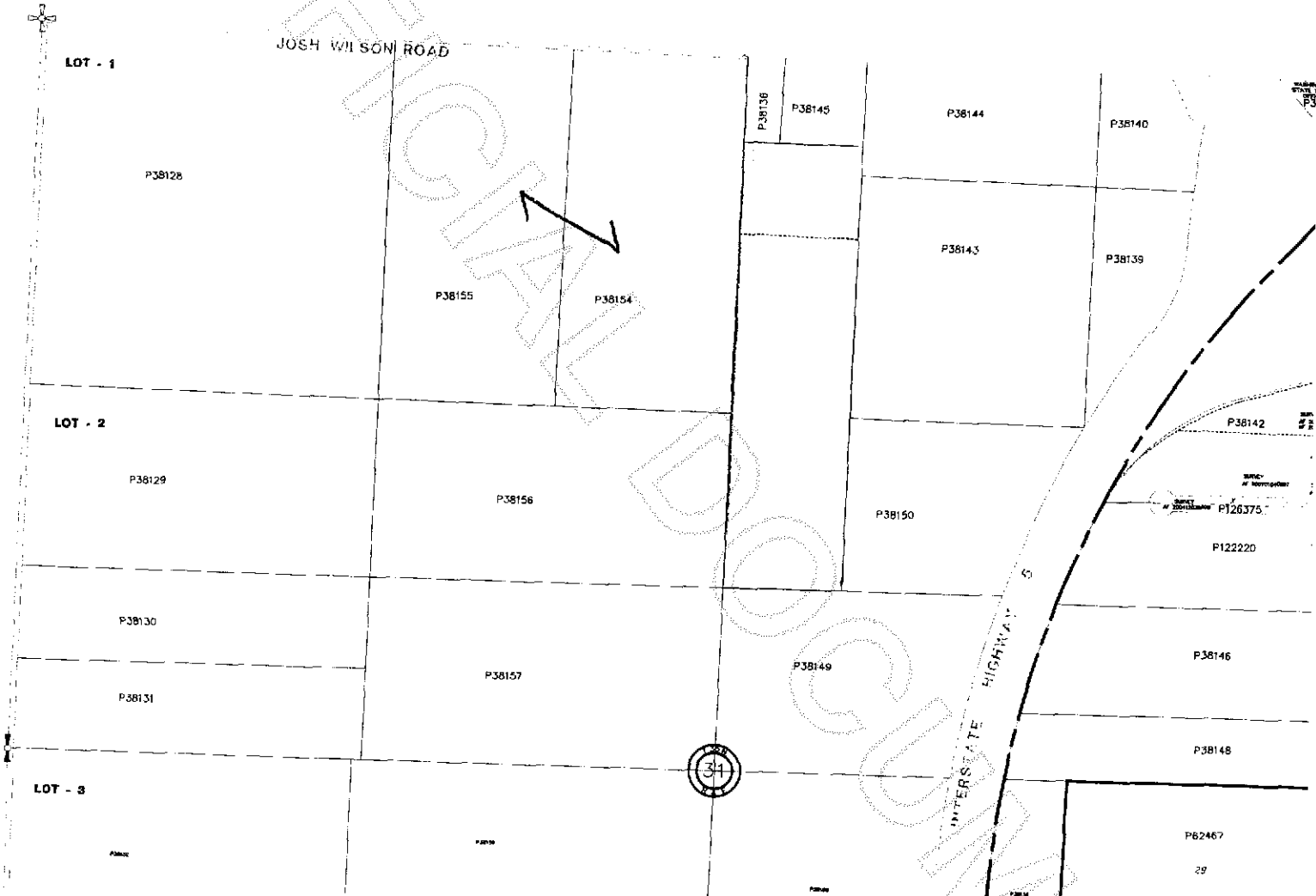


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