

When recorded return to:

Skagit Farmland, LLC
22850 Howey Road
Sedro Woolley, WA 98284



201310280173

Skagit County Auditor

\$76.00

10/28/2013 Page

1 of

5 3:53PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019906

CHICAGO TITLE
620019906

STATUTORY WARRANTY DEED

THE GRANTOR(S) Riverview Farms, a Washington Partnership

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Skagit Farmland, LLC, a Washington State Limited Liability Company

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

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: PTN GL4, 25-35-4, PTN GL4 36-35-4,

Subject to: PTN SE SE 26-35-4 AND PTN GL1 35-35-04

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Numbers: P37615, P38371, P37709, P38402

Dated: October 17, 2013

Riverview Farms, a Washington Partnership

BY:

A.W. Dynes
A.W. Dynes
General Partner

BY:

Sharon Ann Dynes
Sharon Ann Dynes

BY:

Elizabeth Wilson
Elizabeth Wilson, formally Elizabeth Dynes
General Partner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134347
OCT 28 2013

Amount Paid \$ 8905.00
Skagit Co. Treasurer
By *mem* Deputy

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 104621
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Simpson Timber Company (formerly Simpson Logging Company)
Purpose: Existing roadway
Recording Date: December 13, 1963
Recording No.: 644301
Affects: The exact location is not disclosed of record

Said easement is a correction of easements filed February 5, 1958 and April 3, 1958, under Auditor's File No. 561461 and 563682.
3. Condemnation of access to State Highway Number 9 and of light, view and air by Decree in favor of the State of Washington:

Superior Case Cause Number: 24376
County: Skagit
Date Entered: March 18, 1958
4. Terms and conditions of said real estate contract

Recording Date: December 31, 1974
Recording No.: 811861
Regarding: Access road
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 13, 1975
Recording No.: 812297
Matters shown: Encroachment of a fence onto Westerly portion of said premises by varying amounts
6. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington
Dated: April 19, 1991
Recording Date: May 24, 1991
Recording No.: 9105240005
7. Terms and conditions of Quit Claim Deed (Access Rights Only)

Recording Date: May 24, 1991
Recording No.: 9105240005
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. Any adverse claim based on the assertion that the north boundary line of said Land is other than as shown on a survey designated as Job No. , dated October 1, 2013, prepared by Legro & Associates.



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EXHIBIT "A"

Exceptions (continued)

10. Matters disclosed by survey prepared by Legro & Associates, dated September 30, 2013 as follows:
 1. Any question as to the location of and rights or claims of parties in possession between the fence lines and boundary lines along the west property line.
 2. Encroachment of gravel access road over the south property line.
 3. Unrecorded easement for conservation buffer plantings and conservation buffer sign over the northerly portion of subject property.
11. An unrecorded lease with United States Department of Agriculture (USDA) disclosed by survey prepared by Legro & Associates dated October 1, 2013.
12. City, county or local improvement district assessments, if any.



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U.S. CONSULAR AGENCY
Los Cabos
Baja California Sur, Mexico

State of _____

of _____

I certify that I know or have satisfactory evidence that Elizabeth Wilson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 21st, 2013

Benjamin D. Kueger

Name: BENJAMIN D. KUEGER
Notary Public in and for the State of UNITED STATES OF AMERICA
Residing at: _____
My appointment expires: Does not expire

→ San José del Cabo, B.C.S., Mexico



State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that A. W. Dynes & Sharon Ann Dynes

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 28, 2013

Kathryn A. Vierling
Name: Kathryn A. Vierling
Notary Public in and for the State of WA
Residing at: STANWOOD WA
My appointment expires: 9-01-2014



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EXHIBIT "B"

Order No.: 620019906

For APN/Parcel ID(s): P37615 / 350425-0-021-0100, P38371 / 350435-0-001-0102, P37709 / 350426-4-003-0004 and P38402 / 350436-0-005-0107

That portion of Government Lot 4, Section 25, Township 35 North, Range 4 East, W.M., and of Government Lot 4, Section 36, Township 35 North, Range 4 East, W.M., lying South of the centerline of Hart's Slough (sometimes referred to as Batey's Slough), West of the West line of that portion thereof condemned by the State of Washington for Secondary State Highway 1-A by Skagit County Superior Court Cause No. 24376, and lying North of the following described line:

Beginning at a point on the West line of Government Lot 4, Section 36, Township 35 North, Range 4 East, W.M., that is South 0 degrees 32'05" East a distance of 227.50 feet from the corner common to Sections 25, 26, 35 and 36, Township 35 North, Range 4 East, W.M.;
Thence North 72 degrees 51'30" East a distance of 776.03 feet to the Westerly right of way line of Secondary State Highway No. 1-A and the terminus of this line description.

ALSO that portion of the Southeast Quarter of the Southeast Quarter of Section 26, Township 35 North, Range 4 East, W.M., lying South of Hart's Slough (sometimes referred to as Batey's Slough).

ALSO that portion of Government Lot 1, Section 35, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said Section 35, that is South 89 degrees 47'31" West a distance of 1,323 feet from the Northeast corner thereof;
Thence North 89 degrees 47'31" East a distance of 1,323 feet to said Northeast corner;
Thence South 0 degrees 32'05" East along the East line of said Section a distance of 227.50 feet;
Thence South 72 degrees 51'30" West a distance of 15.96 feet;
Thence South 83 degrees 08'18" West a distance of 207.51 feet;
Thence North 82 degrees 56'36" West a distance of 273.56 feet;
Thence South 83 degrees 20'29" West a distance of 254.25 feet;
Thence South 78 degrees 33'39" West a distance of 251.08 feet;
Thence South 83 degrees 51'38" West a distance of 332 feet, more or less, to a point directly South of the point of beginning;
Thence North a distance of 333 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.



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