

When recorded return to:

Western Valley Farm Properties, LLC  
20616 Bulson Road  
Mount Vernon, WA 98274



Skagit County Auditor \$76.00  
8/18/2014 Page 1 of 5 3:22PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 148508-OE ✓

Grantor: ANDERSON-PHILLIPS FARM, LLC  
Grantee: Western Valley Farm Properties, LLC

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

THE GRANTOR ANDERSON-PHILLIPS FARM, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WESTERN VALLEY FARM PROPERTIES, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptm N 1/2 Of SW 1/4, 17-33-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 148508-OE.

Tax Parcel Number(s): 330417-3-003-0009, P16732

Dated August 12, 2014

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20143008

AUG 18 2014

Amount Paid \$ 9261.00

Skagit Co. Treasurer  
By Mtb Deputy

ANDERSON-PHILLIPS FARM, LLC, a Washington limited liability company

*Mary C Anderson, member*  
By: Mary C. Anderson, Member

See attached Exhibit "B" for signature and Notary acknowledgment of Carl K. Phillips  
By: Carl K. Phillips, Member

See attached Exhibit "C" for signature and Notary acknowledgment of Eric Phillips  
By: Eric Phillips, Member

See attached Exhibit "D" for signature and Notary acknowledgment of Carol M. Meyer  
By: Carol M. Meyer, Member

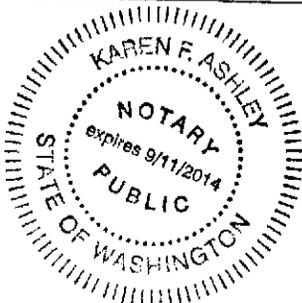
STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Mary C. Anderson

me, and said person acknowledged that she the person who appeared before me, and said person signed this instrument, on oath stated She is authorized to execute the instrument and is Member

of Anderson-Phillips Farm, LLC, a Washington limited\* to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.  
\*liability company

Dated: August 13, 2014



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

Exhibit "B"

Carl K. Phillips  
Carl K. Phillips, Member

STATE OF Maryland }  
County of Charles } SS:

I certify that I know or have satisfactory evidence Carl K. Phillips

the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated He is  
authorized to execute the instrument and is Member  
of Anderson-Phillips Farm, LLC, a Washington limited\*  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

\*liability company

Dated: August 2014

Cathy Withar

Notary Public in and for the State of Maryland  
Residing at Charles G.  
My appointment expires: 09-22-2017

CATHY WITTHAR  
NOTARY PUBLIC STATE OF MARYLAND  
County of Charles  
My Commission Expires September 22, 2017



201408180113

Exhibit "C"

Eric Phillips  
Eric Phillips, Member

STATE OF ~~Washington~~ Idaho }  
County of  Latah } SS:

I certify that I know or have satisfactory evidence Eric Phillips

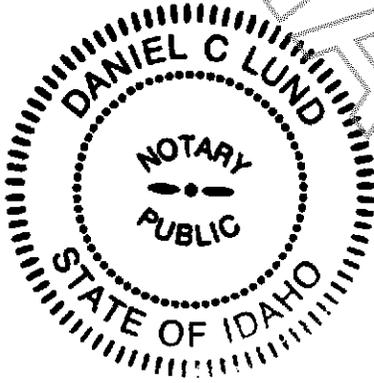
\_\_\_\_\_ the person who appeared before  
me, and said person acknowledged that he \_\_\_\_\_ signed this instrument, on oath stated He is  
authorized to execute the instrument and is Member

\_\_\_\_\_ of Anderson-Phillips Farm, LLC, a Washington limited\*  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

\*liability company  
Dated: August 13, 2014

[Signature]

Notary Public in and for the State of ~~Washington~~ Idaho  
Residing at Moscow, Idaho  
My appointment expires: 8/18/2020

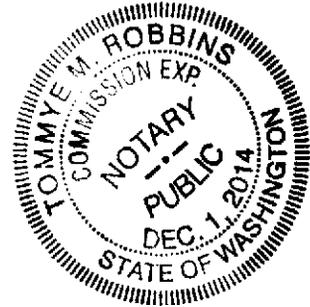


UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

Exhibit "B"

Carol M. Moyer  
Carol M. Moyer, Member



STATE OF Washington }  
County of Okanogan } SS:

I certify that I know or have satisfactory evidence Carol M. Moyer

the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated she is authorized to execute the instrument and is Member

of Anderson-Phillips Farm, LLC, a Washington limited\*

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

\*liability company

Dated: August 15<sup>th</sup> 2014

Tommye M Robbins - Tommye M Robbins

Notary Public in and for the State of Washington

Residing at Orisk

My appointment expires: 12-01-14



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Skagit County Auditor

\$76.00

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Escrow No.: 148508-OE

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The South 60 rods and the North 20 rods of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ , Section 17, Township 33 North, Range 4 East, W.M.;

EXCEPT the North 85 feet of the South 1,020.31 feet of the West 260 feet of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 17. AND EXCEPT the West 403 feet of the South 476 feet of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 17.

EXCEPT roads and ditch rights-of-way

Situate in the County of Skagit, State of Washington.



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5 3:22PM