

When recorded return to:

ARTH LLC
29246 Las Terreno Lane
Valencia, CA 91354



Skagit County Auditor \$76.00
12/22/2014 Page 1 of 5 3:20PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 150736-OE

Grantor: J4 Ranch, L.L.C., a Washington limited liability company
Grantee: ARTH, LLC, a Washington limited liability company

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR J4 RANCH, L.L.C., 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 ARTH, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Parcel A: ptn Tr. C, Rev. SP 46-81; ptn W 1/2 of NE 1/4, 26-34-3 E W.M.
Parcel B: ptn NW 1/4 of SE 1/4, 26-34-3 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. 150736-OE. - a copy of which is attached hereto as Exhibit "B"

Tax Parcel Number(s): 340326-1-004-0200, P109057, 340326-4-006-0003, P22816

Dated December 17, 2014

J4 Ranch, L.L.C., a Washington limited liability company

By: John D. Rogers, Jr., Manager

20144876
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 22 2014

Amount Paid \$ 26,705.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
County of } SS:

I certify that I know or have satisfactory evidence John D. Rogers, Jr.

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 Manager of J4 Ranch, L.L.C., a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 22nd 2014

Karen Ashley

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

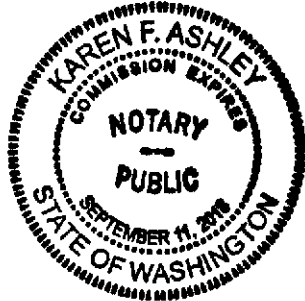


EXHIBIT A

DESCRIPTION:

PARCEL "A":

That portion of Tract C of Revised Short Plat No. 46-81, approved August 18, 1981 and recorded August 25, 1981 in Book 5 of Short Plats, at page 119 under Auditor's File No. 8108250001, records of Skagit County, Washington, being a portion of Section 26, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of Tract B of said Short Plat 46-81;
thence North $0^{\circ}25'41''$ East, a distance of 1,970.75 feet to the North line of said Tract C;
thence South $89^{\circ}48'10''$ East, along the North line of said Tract C, a distance of 1,320.63 feet to the Northeast corner of said Tract C;
thence South $0^{\circ}41'31''$ West along the East line of said Tract C, a distance of 1,086.68 feet;
thence North $89^{\circ}37'43''$ West, a distance of 243.16 feet to the Northwest corner of Tract A of said Short Plat;
thence South $0^{\circ}41'31''$ West, 232.56 feet to the Southwest corner of said Tract A;
thence South $89^{\circ}37'43''$ East, along the South line of said Tract A, a distance of 93.16 feet;
thence South $0^{\circ}41'31''$ West, a distance of 125.00 feet;
thence South $89^{\circ}37'43''$ East, a distance of 150.00 feet;
thence South $0^{\circ}41'31''$ West, a distance of 1,174.24 feet to the Southeast corner of said Tract C;
thence North $89^{\circ}27'09''$ West along the South line of said Tract C, a distance of 933.56 feet;
thence North $0^{\circ}25'41''$ East, a distance of 580.80 feet;
thence North $89^{\circ}27'09''$ West, a distance of 375.00 feet to the East line of said Tract B;
thence North $0^{\circ}25'41''$ East along the East line of said Tract B, a distance of 58.85 feet to the Point of Beginning;

EXCEPT Jungquist and Kamb Roads along the South and East lines thereof;

ALSO EXCEPTING that portion described as follows:

Beginning at the intersection of the center lines of Kamb Road and Jungquist Road;
thence North, along the center line of Kamb Road, a distance of 620 feet;
thence West, parallel to the center line of Jungquist Road, a distance of 325 feet;
thence South, parallel to the center line of Kamb Road, a distance of 390 feet;
thence West, parallel to the center line of Jungquist Road, a distance of 135 feet;
thence South, parallel to the center line of Kamb Road, a distance of 230 feet, more or less, to the center line of Jungquist Road;
thence East, along said center line, a distance of 460 feet, more or less, to the point of beginning.

EXCEPT the East 20 feet for Kamb Road and the South 20 feet for Jungquist Road.

TOGETHER WITH a non-exclusive easement to construct, re-construct, place and replace, repair and maintain a water line over, under, across and through the West 10 feet of the East 265 feet of the above described excepted property.

ALSO, TOGETHER WITH an easement for existing water line as reserved in Deed recorded October 17, 2003, as Auditor's File No. 200310170024, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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DESCRIPTION CONTINUED:

PARCEL "B":

The Northwest ¼ of the Southeast ¼ of Section 26, Township 34 North, Range 3 East, W.M.,

EXCEPT County road, dike and drainage ditch rights-of-way,

AND EXCEPT the East 330 feet of that portion of said Northwest ¼ of the Southeast ¼, lying West of the County Road running North and South along the East line of said subdivision.

TOGETHER WITH that portion of Tract C of Revised Short Plat No. 46-81, approved August 18, 1981 and recorded August 25, 1981 in Book 5 of Short Plats, page 119, under Auditor's File No. 8108250001, records of Skagit County, Washington, being a portion of Section 26, Township 34 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the intersection of the centerlines of Kamb Road and Jungquist Road;
thence North along the centerline of Kamb Road, a distance of 620 feet;
thence West parallel to the centerline of Jungquist Road, a distance of 325 feet;
thence South parallel to the centerline of Kamb Road, a distance of 390 feet;
thence West parallel to the centerline of Jungquist Road, a distance of 135 feet;
thence South parallel to the centerline of Kamb Road, a distance of 230 feet, more or less, to the centerline of Jungquist Road;
thence East along said centerline, a distance of 460 feet, more or less, to the point of beginning,

EXCEPT the East 20 feet for Kamb Road and the South 20 feet for Jungquist Road.

Situate in the County of Skagit, State of Washington.



201412220116

EXCEPTIONS:

A. An agreement to maintain a covered ditch along the North line of the subject property so as to let water drain off and provide drainage for other properties, recorded December 23, 1908, in Volume 5 of Miscellaneous Records, page 33, and as reserved on the face of Short Plat No. 46-81.

B. The face of Short Plat No. 46-81 sets forth the following:

- 1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
- 2. Short Plat Number and date of approval shall be included in all deeds and contracts;
- 3. Zoning - Agricultural, Variance V-81-022;
- 4. Sewage Disposal - Individual septic systems;
- 5. Water - P.U.D. No. 1

C. Provisions set forth on the face of Short Plat No. 46-81, as follows:

"NOTE: Parcel "C" shall not be further subdivided, nor shall it be used for residential, commercial or industrial building purposes."

D. AGRICULTURAL IRRIGATION WATER SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Public Utility District No. 1 of Skagit County
 And: J4 Ranch LLC or its successors or assigns
 Dated: May 28, 2004
 Recorded: June 3, 2004
 Auditor's No.: 200406030053

E. HISTORIC PRESERVATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: John D. Rogers, Jr., Managing Partner, J4 Ranch, LLC
 And: State of Washington
 Recorded: June 12, 2008
 Auditor's No.: 200806120062
 Regarding: The Heritage Barn, more particularly described as follows: The J4 Ranch, LLC barn is a gambrel roof barn topped with a single cupola. A lean-to shed is present on one gable end of the barn. The barn dates to 1906 and is a wood framed structure measuring 38ft x 52ft, including the attached shed.

F. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Crossman & Assoc. Land Surveyors
 Recorded: October 13, 2005
 Auditor's File No.: 200510130124

- Continued -



EXCEPTIONS CONTINUED:

G. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: J4 Ranch L.L.C., a Washington limited liability company
 And: J4 Ranch L.L.C., a Washington limited liability company
 Dated: February 3, 2012
 Recorded: February 15, 2012
 Auditor's No.: 201202150050

H. AGRICULTURAL IRRIGATION WATER SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Public Utility District No. 1 of Skagit County
 And: J4 Ranch, LLC
 Dated: April 1, 2004
 Recorded: April 6, 2004
 Auditor's No.: 200404060020

I. AGRICULTURAL IRRIGATION WATER SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Public Utility District No. 1 of Skagit County
 And: J4 Ranch, LLC
 Dated: March 24, 2007
 Recorded: April 4, 2007
 Auditor's No.: 200704040041

