

When recorded return to:  
Farm & Fowl LLC  
15356 Produce Lane  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 106553

201501150116  
Skagit County Auditor  
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Statutory Warranty Deed

106553-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Harold James Miller, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SEAS Holding, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 11, Township 34 North, Range 4 East; Ptn of SE 1/4 of SW 1/4

Tax Parcel Number(s): P24534, 340411-3-004-0003

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 34 North, Range 4 East, W.M., lying North and West of the North Fork of Nookachamps Creek.

TOGETHER WITH EASEMENT ONE: A non-exclusive 20 foot wide easement for ingress, egress and utilities as established by document recorded November 18, 2014 as Auditor's File No. 201411180048.

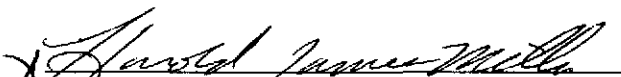
ALSO TOGETHER WITH EASEMENT TWO: A non-exclusive 20 foot wide easement for ingress, egress and utilities over, across and under the following described tract:

The East 20 feet of that portion of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 34 North, Range 4 East, W.M., lying Southerly of a line drawn parallel with and 544.5 feet South of the North line of said subdivision.

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 as described in Exhibit "A" attached hereto

Exhibit B attached regarding option to purchase

Dated 12/08/2014

  
Harold James Miller

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

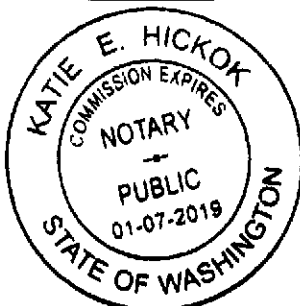
2015/54  
JAN 15 2015

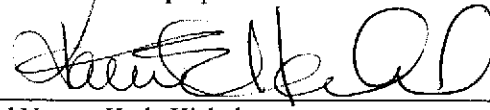
Amount Paid \$ 883.96  
Skagit Co Treasurer  
By  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Harold James Miller, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-13-15



  
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Wethersan  
My appointment expires: 1/07/2015

## Exhibit A

### A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co. a corporation  
Dated: August 2, 1948  
Recorded: August 10, 1948  
Auditor's No.: 421441  
Purpose: Anchors  
Affects: Portion of real estate under Search

### B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: August 4, 1960  
Recorded: August 23, 1960  
Auditor's No.: 597905  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution lines over and/or under the right of way;  
Affects: Portion of Parcel A

### C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: B.F. Pryor, et ux  
Dated: March 14, 1912  
Recorded: March 16, 1912  
Auditor's No.: 90386  
Purpose: Drainage ditch  
Affects: Portion of Parcel A

### D. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Short Plat No. 65-88  
Recorded: July 25, 1991  
Auditor's No.: 9107250026

(Shows East line of Parcel A and portion of North line of Parcel B.)

E. Terms and conditions of Warranty Easement Deed recorded May 20, 1999, under Auditor's File No. 9905200219. Such pertains to issues including, but not limited to, Wetlands Reserve Program

F. Terms and conditions of Subordination Agreement and Limited Lien Waiver, recorded May 20, 1999 under Auditor's File No. 9905200220. Such pertains to issues including, but not limited to, Wetlands Reserve Program



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\$75.00

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: May 12, 1983  
Recorded: May 26, 1983  
Auditor's No.: 8305260072  
Purpose: Right to enter said premises to operate, maintain, repair underground eclectic transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a dander to said lines

H. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

I. Any adverse claim by reason of any change in the location of the boundaries of said premises, which may have resulted from, any change in the location of the River/Creek herein named since the date herein set forth.

River/Creek North Fork of Nookachamps Creek  
Date: August 30, 2013

J. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey  
Recorded: October 28, 1998  
Auditor's No.: 9810280063  
Affects: Shows Conservation Easement



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**Exhibit B**

Harold James Miller has given an Option to Farm and Fowl, LLC to purchase adjoining property P24511 for a period of 5 years after closing of this sale. The terms are set out in the Purchase and Sale Agreement signed 04/02/14.



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