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Skagit County Auditor

\$74.00

3/3/2015 Page

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3 3:50PM

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Laura Minton Breckenridge
Furlong Butler Attorneys
825 Cleveland Avenue
Mount Vernon, Washington 98273

(Space above this line is for Recorder's use)

STATUTORY WARRANTY DEED

The information contained in this boxed section is for recording purposes only pursuant to RCW 356.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantors: MARK KNUTZEN FARMS, INC., a Washington corporation**Grantee:** SKAGIT FARMLAND LLC, a Washington limited liability company**Reference Number(s) of Documents Assigned or Released:** N/A**Abbreviated Legal Description:** Lot 2, SP 34-89, Ptn W 1/2 of SE 1/4 of 36-35-3 E W.M.**Complete Legal Description on Exhibit A of Document, page 3.****Assessor's Tax/Parcel Number(s):** 350336-4-003-0011/P35435; and 350336-4-005-0209/P35437 - TOGETHER
WITH THAT CERTAIN 1976 FAMCR 60/24T MANUFACTURED HOME TPO NO. \$12465, VIN NO. 72383**Land Title and Escrow**

151190-0E

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MARK KNUTZEN FARMS, INC., a Washington corporation, hereby conveys and warrants to SKAGIT FARMLAND, LLC, a Washington limited liability company, the real property located in the County of Skagit, State of Washington, more particularly described in **Exhibit A**, attached hereto and incorporated herein.

SUBJECT TO: Taxes and assessments not yet due and payable, all title exceptions of record and all matters set forth in Legro & Associates' February 28, 2015 survey.

DATED: March 3rd, 2015**GRANTOR:**

MARK KNUTZEN FARMS, INC.,
a Washington corporation

By: Mark I. Knutzen

Mark I. Knutzen, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015658
MAR 03 2015

Amount Paid \$ 7125.00
Skagit Co. Treasurer
By Mdm Deputy

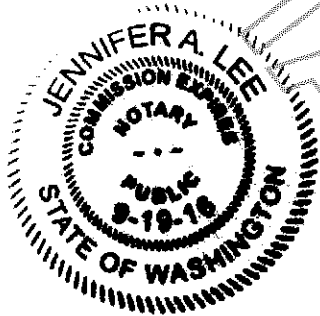
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 3rd day of March, 2015 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mark I. Knutzen, President of Mark Knutzen Farms, Inc., a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument,

Witness my hand and official seal hereto affixed the say and year first above written.



Jennifer A. Lee
Printed Name: Jennifer A. Lee
Notary Public in and for the State of Washington
Residing at Mount Vernon
My Commission Expires 7/19/2016

**EXHIBIT A
TO DEED
LEGAL DESCRIPTION**

Lot 2, Short Plat No. 34-89, approved September 6, 1989, recorded September 13, 1989 in Book 8 of Short Plats, page 155, under Auditor's File No. 8909130027 and being a portion of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 3 East, W.M.

EXCEPTING Parcels A and B described below:

Parcel A

Beginning at the Southwest corner of Lot 1 of said Short Plat;
thence West along the South line of said Lot 2 for a distance of 15 feet;
thence North parallel to the West line of said Lot 1 for a distance of 160.00 feet to a point North $89^{\circ}05'49''$ West of the Northwest corner of said Lot 1; said point being hereinafter referred to as Point X;
thence South $89^{\circ}05'49''$ East 15 feet, more or less, to the Northwest corner of said Lot 1;
thence South along the West line of said Lot 1 to the point of beginning.

Parcel B

Beginning at the Northwest corner of said Lot 1;
thence North $89^{\circ}05'49''$ West for a distance of 15 feet to Point X;
thence North parallel to the West line of Lot 1 extended North for a distance of 26 feet;
thence South $89^{\circ}05'49''$ East for a distance of 115 feet, more or less, to the East line of said Lot 2 to a point 26 feet North of the Northeast corner of said Lot 1;
thence South along the East line of said Lot 2 for a distance of 26 feet to the Northeast corner of said Lot 1;
thence West along the North line of said Lot 1 to the point of beginning.

Situate in the County of Skagit, State of Washington.