

When recorded return to:
DeVries Dairy Limited Partnership
12797 Thillberg Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 109165



201505180164

Skagit County Auditor \$76.00
5/18/2015 Page 1 of 5 3:37PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

109165-1

THE GRANTORS Larry R. Jensen, as his separate estate,

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, ~~as part of an IRS 4031 Tax Deferred Exchange~~, in hand paid, conveys and warrants to DeVries Dairy Limited Partnership, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 2, Township 34 North, Range 4 East; Ptn. South 1/2 - SW; and
Section 3, Township 34 North, Range 4 East; Ptn. NE SE, as to Parcels A and B

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P23477, 340403-4-006-0009, P23435, 340402-3-004-0004,

Dated

5-18-15

Larry R. Jensen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151758

MAY 18 2015

Amount Paid \$ 14,245.00

Skagit Co. Treasurer

By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry R. Jensen and DeVries Dairy Limited Partnership, 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:

5-18-2015

Printed Name: *Tanya Pike*
Notary Public in and for the State of Washington
Residing at *Mount Vernon, WA*
My appointment expires: *March 27, 2019*



EXHIBIT A

Parcel A:

That portion of the following described tract lying Westerly of Mud Lake Road:

The South half of the Southwest quarter of Section 2, Township 34 North, Range 4 East of W.M.

Parcel B:

That portion of the Southeast quarter of the Southeast quarter of Section 3, Township 34 North, Range 4 East of W.M., lying Northeasterly of Nookachamps Creek.

SCHEDULE "B-1"

EXHIBIT B

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power and Light Company
Dated: June 5, 1948
Recorded: July 22, 1948
Auditor's No.: 420879
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: A portion of subject property

B. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: November 3, 2008
Auditor's No.: 200811030056

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: November 3, 2008
Auditor's No.: 200811030057

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a political subdivision of the State of Washington and the United States of America acting by and through the United States Department of Agriculture Natural Resources Conservation Service acting on behalf of the Commodity Credit Corporation
Recorded: December 3, 2008
Auditor's No.: 200812030083
Purpose: Conservation Easement Deed

E. 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, or its banks, or which may result from such change in the future.

River/Creek: Nookachamps Creek

E. 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.)

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Recorded: September 14, 1950
Auditor's No.: 450927
Purpose: A water pipeline
Affects: Parcel C

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Recorded: April 29, 1965
Auditor's No.: 665431
Purpose: A water pipeline
Area Affected: Parcel C

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power and Light Company
Recorded: January 25, 1961
Auditor's No.: 603452
Purpose: Anchors and Guy wires
Affects: Parcel C

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat 51-81
Recorded: December 17, 1981
Recorded In: Volume 5 of Short Plats, page 147

K. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Federal Land Bank of Spokane
Recorded: August 13, 1996
Auditor's No.: 9608130024
For: Ingress, egress and utilities
Affects: East 20 feet of the North 50 feet of the West
Half of the Southeast Quarter of the Northeast
Quarter of Section 2, Township 34 North,
Range 4 East of the Willamette Meridian

L. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: June 18, 1996
Auditor's No.: 9606180044
Affects: A portion of Parcels D, E and F and other lands.

M. LOT CERTIFICATION INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: May 15, 2007
Auditor's No.: 200705130123

N. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: May 16, 2012
Recorded: June 7, 2012
Auditor's No.: 201206070082
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.