

When recorded return to:
Stephen McMinn
Skagit River Maple LLC
P.O. Box 2009
Concrete, WA 98237



Skagit County Auditor \$74.00
6/12/2015 Page 1 of 3 10:38AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024141

CHICAGO TITLE
620024141

STATUTORY WARRANTY DEED

THE GRANTOR(S) Serah L. Delaini, who acquired title as Sara Moore, an unmarried individual for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Skagit River Maple LLC, a Washington limited liability company the following described real estate situated in the County of Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

A portion of the North Half of the SW Quarter and a portion of the NW Quarter of the SE Quarter of Section 13, Township 35N, Range 5E, W.M. as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P39013 / 350513-3-002-0001, P39009 / 350513-2-003-0101, P38954 / 350513-0-005-0004, P38997 / 350513-1-007-0109, P39016 / 350513-3-004-0009, P39017 / 350513-3-005-0008,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024141, Schedule B, Special Exceptions, which are attached hereto and made hereof.

Dated: June 9, 2015

Serah L. Delaini
Serah L. Delaini

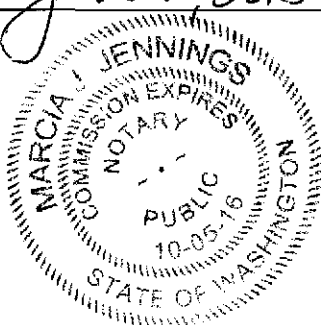
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Serah L. Delaini

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 11, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/15/2016

EXHIBIT "A"

Legal Description (continued)

For APN/Parcel ID(s): P39013 / 350513-3-002-0001, P39009 / 350513-2-003-0101, P38954 / 350513-0-005-0004, P38997 / 350513-1-007-0109, P39016 / 350513-3-004-0009 and P39017 / 350513-3-005-0008

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Parcel "A":

The North $\frac{1}{2}$ of the West 660 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 5 East, W.M. EXCEPT that portion lying within the following described premises:

Beginning at the Northeast corner of the Southwest $\frac{1}{4}$; thence West 720 feet; thence South 100 feet; thence East 1320 feet; thence North 100 feet; thence West 600 feet to the point of beginning.

EXCEPT Road.

Situated in Skagit County, Washington.

Parcel "B":

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northeast corner of the Southwest $\frac{1}{4}$ of Section 13; thence West 720 feet; thence South 100 feet; thence East 1320 feet; thence North 100 feet; thence West 600 feet to the point of beginning.

Situated in Skagit County, Washington.

Parcel "C":

That portion of the Northwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 5 East, W.M. lying South of the Great Northern Railway right of way.

Situated in Skagit County, Washington.

Parcel "D":

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 5 East, W.M., lying South of the Great Northern Railway right of way and West of the East line of the Great Northern Railway Company's Trestle No. 37, extended South.

EXCEPTING from Parcels "A" and "B", that portion lying within the County road known as Minkler Road.

Situated in Skagit County, Washington.

Parcel "E":

The Northwest Quarter of the Southwest Quarter of Section 13, Township 35 North, Range 5 East of the Willamette Meridian.

EXCEPT roads

Situated in Skagit County, Washington.

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Any matters arising from the location of a fence along the Westerly boundary of said premises as delineated on a survey recorded January 18, 1999 in Volume 21 of Surveys, page 108, under Auditor's File No. 9901080109, records of Skagit County, Washington.
2. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: January 17, 1972
Auditor's No(s): 763052, records of Skagit County, Washington
In favor of: George D. Dickinson and Beulah Dickinson
For: Undisclosed
Affects: A 40 foot wide easement from the North end of County Road known as Minkler Road, extended North to the Burlington Northern Railway right of way
3. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Lease Agreeemtn
Lessor: Serah Delaini
Lessee: Skagit River Ranch LLC
Recording Date: May 5, 2015
Recording No.: 201505050077
4. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33 4: Notice of Approval)
Recorded: March 28, 1975
Auditor's No.: 815200, records of Skagit County, Washington
Classification: Farm and Agricultural Land

Continued thereof;
Recorded: July 29, 2005
Auditor's No.: 200507290004 and 200507290002, records of Skagit County, Washington

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.
5. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year