

LEGAL DESCRIPTION

Parcel "A":
 The West 290.5 feet of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 34 North, Range 3 East, W.M.,
 EXCEPT that portion of said Southwest 1/4 of the Northwest 1/4, described as follows:
 Beginning at a point on the North line of the McLean County Road, as it existed on March 8, 1989, which is 290.5 feet East of the West line of said Southwest 1/4 of the Northeast 1/4;
 thence North a distance of 270.0 feet;
 thence West a distance of 300.0 feet;
 thence South a distance of 270.0 feet to the North line of said McLean County Road;
 thence East along the North line of said McLean County Road, to the point of beginning.
 Situate in the County of Skagit, State of Washington.
 Parcel "B":
 The East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 34 North, Range 3 East, W.M.;
 EXCEPT that portion lying within the West 290.5 feet of said East 1/2 of the Southeast 1/4 of the Northwest 1/4, EXCEPT that portion within the Southeast 1/4 of the Northwest 1/4, described as follows:
 Beginning at a point on the North line of the McLean County Road, as it existed on March 8, 1989, which is 209.5 feet East of the West line of said Southwest 1/4 of the Northeast 1/4;
 thence North a distance of 270.0 feet;
 thence West a distance of 300.0 feet;
 thence South a distance of 270.0 feet to the North line of said McLean County Road;
 thence East along the North line of said McLean County Road, to the point of beginning.
 ALSO EXCEPT ditch and road rights of way.
 Situate in the County of Skagit, State of Washington.
 Parcel "C":
 The West 290.5 feet of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 34 North, Range 3 East, W.M.,
 EXCEPT road, dike and drainage ditch right of way.
 Situate in the County of Skagit, State of Washington.
 Parcel "D":
 The East 14 acres of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 34 North, Range 3 East, W.M., EXCEPT the following described parcel:
 Beginning at a point on the South line of said subdivision, which point bears North 89°24'00" East, a distance of 174.75 feet from the Southwest corner of said West 1/2 of the Southeast 1/4 of the Northwest 1/4;
 thence North 0°10'59" East along a line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 570.00 feet to the true point of beginning of this property description;
 thence North 89°24'00" East, a distance of 115.00 feet;
 thence South 0°10'00" West, a distance of 230.5 feet;
 thence South 89°24'00" West, a distance of 115.00 feet;
 thence North 0°10'59" East along said parallel line, a distance of 230.5 feet to the true point of beginning of this property description.

LEGAL DESCRIPTION CONTINUED:

AND EXCEPT the following described parcel:
 Beginning at a point on the South line of said subdivision, which point bears North 89°24'00" East, a distance of 174.75 feet from the Southwest corner of said West 1/2 of the Southeast 1/4 of the Northwest 1/4;
 thence North 0°10'59" East along a line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 570.00 feet to the true point of beginning of this property description;
 thence continuing North 0°10'59" East along said line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 167.00 feet;
 thence North 89°24'00" East, a distance of 115.00 feet;
 thence South 0°10'00" West, a distance of 167.00 feet;
 thence South 89°24'00" West a distance of 115.00 feet to the true point of beginning of this property description.
 AND ALSO EXCEPT that County Road known as McLean Road along the South line thereof.
 Situate in the County of Skagit, State of Washington.

NOTES

1. Legal description prepared by Land Title Company of Skagit County, Agent Order No. 152458-OE, effective date May 18, 2015 at 8:00 A.M., and Supplemental #1 Title Report eliminating paragraph No. 5 on Schedule "B" of the preliminary commitment.
2. For additional subdivision information refer to: Short Plat No. 98-0009 recorded under A.F. No. 199909170004; Record of Surveys all recorded under A.F. No. 9806220163 and 200512050035, all records of Skagit County, Washington.
3. Survey Method: Field Traverse Instrumentation: TOPCON PS-103 Theodolite; Min. Resolution/Accuracy of 3" EDM; Accuracy ± (1.5mm + 2ppm)
4. Basis of bearing: The South line of the NW 1/4 of Section 22, T. 34 N., R. 3 E., W.M. as being N 89°24'00" E based upon existing measurements.
5. Meridian assumed.
6. Distances shown are in feet and decimals of a foot.
7. This survey is subject to any Agreements, Easements, Restrictions, Reservations, Conditions and other instruments of record not referred to by title report.
8. In accordance with WAC 352-130-050, this survey has depicted existing improvements which may indicate encroachment, lines of possession or conflict of title. Disputational indicators may be the basis of unwritten claims of title ownership. This survey does not purport to resolve such claims, if any.
9. Land Title Company of Skagit County Schedule "B-1" Exceptions:
 A. Easement to Puget Sound Power and Light Co. for electric transmission line, etc. over the W 1/2 SE 1/4 NW 1/4 of Section 22 as surveyed and agreed upon by both parties (exact location not disclosed on record) by A.F. No. 533887, in Vol. 277 of Deeds, page 380.
 B. Easement to Public Utility District No. 1 of Skagit County, WA for water pipelines, etc. over the Easterly 10 feet of the Westerly 184.75 feet of the SE 1/4 NW 1/4 of Sec. 22, EXCEPT the Northerly 851.17 feet, by A.F. No. 827966.
 C. Lot Certification issued by Skagit County recorded under A.F. No. 201503130092, all records of Skagit County, WA.

LEGEND

- PROP COR SET REBAR Property Corner Set 5/8" diam. X 18" length steel rebar w/ yellow plastic cap imprinted: "LEGRO 37532"
- FOUND MON/TP (1998) Found monument (Brass Disk in Concrete Monument Purchased and Cased) or old iron pipe as noted. Date last visited 1998
- FOUND LEGRO 3475 Found "LEGRO 3475" Rebar and Yellow Plastic Cap
- FOUND AZIMUTH NW 21591" Rebar and Yellow Plastic Cap
- FOUND AZIMUTH NW Found LISSER 22960 Rebar w Surveyor Flaggings/Cap Missing/Bent Board or Hog Wire Fence
- FOUND LISSER Overhead Power & Telephone Solo Fence Post as Demoted Evergreen/Deciduous Trees

(To Survey Map on Sheet 2 of 2)

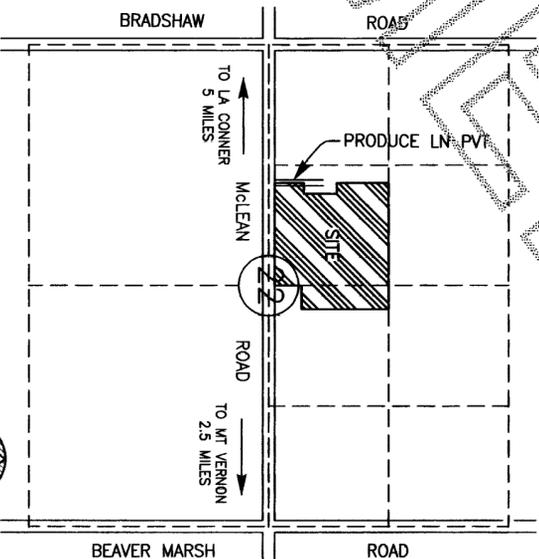
AUDITOR'S CERTIFICATE

Filed for the record at the request of Legro & Associates.
 201503130092
 Skagit County Auditor
 7/1/2015 Page 1 of 2 2:10:49PM

J. J. Jorgensen
 Skagit County Auditor
 Deputy

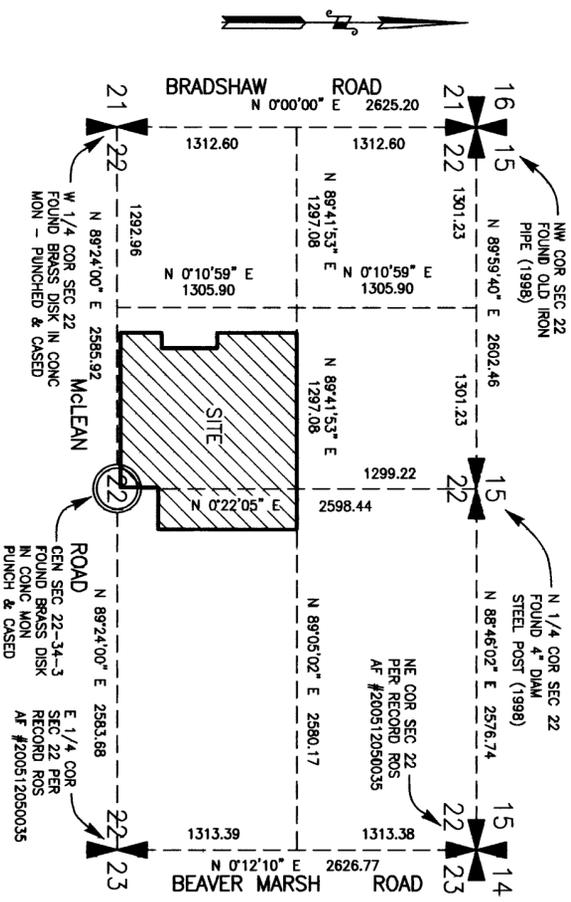
NOTES CONTINUED:

10. McLean Road right-of-way width taken from current Skagit County Public Works Engineering County and Private Road Listing and from Short Plat No. 98-0009.
11. The existing overhead power and telephone lines crossing diagonally across the Southwest corner of subject property (see map) and Northerly from McLean Road approximately along the East line of the West 174.75 feet of the SE 1/4 SW 1/4 of said Section 22 may be per Easement to Puget Sound Power & Light Co. by A.F. #533887 allowing poles and transmission lines to be constructed "as surveyed and agreed upon by both parties". Exact location not disclosed by easement record.



VICINITY MAP

(Not to Scale)
 SECTION 22, T. 34 N., R. 3 E. W.M.



SUBDIVISION INSERT

SEC. 22, T. 34 N., R. 3 E.
 (Not to scale)

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in June 2015 at the request of Tony Wisdom.

LEGRO & ASSOCIATES
 Professional Land Surveyor
 1321 South 2nd Street
 Mount Vernon, WA 98273
 Phone: (360) 336-3220

Denny D. Legro
 Denny D. Legro
 Registered Professional
 Land Surveyor
 Lic. # 37532 Date: 6-30-15

RECORD OF SURVEY

SKAGIT FARMLAND, LLC PROPERTY SURVEY
 PTN. SE 1/4 NW 1/4 & PTN. SW 1/4 NE 1/4
 SECTION 22, T. 34 N., R. 3 E., W.M.
 SKAGIT COUNTY, WASHINGTON

