

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

Recorded at the request of:
Guardian Northwest Title
File Number: 109052



201507080032

Skagit County Auditor

7/8/2015 Page

1 of

\$73.00

2 10:48AM

Statutory Warranty Deed

109052
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jim Miller, who acquired title as Harold James Miller as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** as Part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to **Farm & Fowl 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. NE SW

Tax Parcel Number(s): **P24511, 340411-0-009-0004**

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 distance of 544.5 feet South of the North line of said subdivision.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as established by document recorded November 18, 2014 under Auditor's File No. 201411180048.

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

Dated 6-29-15


Harold James Miller

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152598

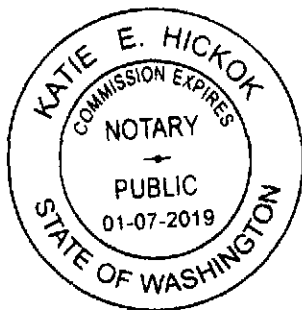
JUL 08 2015

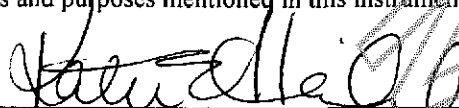
Amount Paid \$1242.81
By man Skagit Co Treasurer
Deputy

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: 6-30-15




Printed Name: Katie Hickok

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 1/07/2019

Exhibit A

EXCEPTIONS:

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: A portion of the subject property

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: A portion of the subject property

D. 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 No. 65-88
Recorded: July 25, 1991
Auditor's No.: 9107250026
Affects: The East line of the subject property

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

In Favor Of: SEAS Holding, LLC
Recorded: January 15, 2015
Auditor's No.: 201501150116
For: Ingress, egress and utilities
Affects: The East 20 feet

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company