

When recorded return to:
Robert DeVries and Nell DeVries
4454 Roeding Road
Ceres, CA 98307

Recorded at the request of:
Guardian Northwest Title
File Number: 109598



Skagit County Auditor
7/8/2015 Page

1 of

\$77.00
6 10:49AM

Statutory Warranty Deed

109598
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Farm & Fowl, LLC, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Robert DeVries and Nell DeVries, husband and wife** the following described real estate, situated in the County of **Skagit**, State of

Abbreviated Legal:

Section 11, Township 34 North, Range 4 East; Ptn. NE SW and Ptn. SE SW

For Full Legal See Attached Exhibit "A"

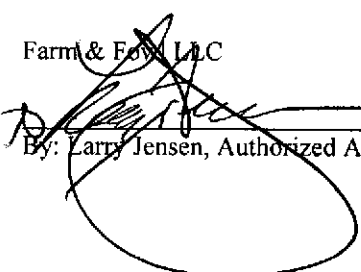
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): **P24511, 340411-0-009-0004, P24534, 340411-3-004-0003**

Dated

7-2-15

Farm & Fowl LLC

By:  Larry Jensen, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152600
JUL 08 2015

Amount Paid \$ 5,345.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Farm & Fowl LLC, 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: _____

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2019

State of WA

Acknowledgment - Corporate

County of Skagit

I certify that I know or have satisfactory evidence that:

Larry Jensen the
person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this
instrument, on oath stated he/she/they are authorized to execute the instrument and is/are
Authorized Agent of Harvest Fowl LLC
to
be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated 7-21-15



[Signature]
Notary Public in and for the State of Washington

Residing at W. Vernon

My appointment expires: 7-19

Order No:

EXHIBIT A

Parcel A:

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.

Parcel B:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 34 North, Range 4 East, W.M., lying North and West of the North Fork of Nookachamps Creek.

TOGETHER WITH EASEMENT ONE: A non-exclusive 20 foot wide easement for ingress, egress and utilities as established by document recorded November 18, 2014 as Auditor's File No. 201411180048.

ALSO TOGETHER WITH EASEMENT TWO: A non-exclusive 20 foot wide easement for ingress, egress and utilities over, across and under the following described tract:

The East 20 feet of 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 544.5 feet South of the North line of said subdivision.

Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co. a corporation
Recorded: August 10, 1948
Auditor's No.: 421441
Purpose: Anchors
Area Affected: A portion of the subject property

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 one or more electric transmission and/or distribution lines and related facilities.
Affects: A portion of the subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: B.F. Pryor, et ux
Recorded: March 16, 1912
Auditor's No.: 90386
Purpose: Drainage ditch
Area Affected: 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 (Record of Survey)
Recorded: July 25, 1991
Auditor's No.: 9107250026
Affects: A portion of subject property and other lands

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: SEAS Holding, LLC
Recorded: January 15, 2015
Auditor's No.: 201501150116
Purpose: Ingress, egress and utilities
Area Affected: The East 20 feet of Parcel A

F. Terms and conditions of Warranty Easement Deed recorded May 20, 1999, under Auditor's File No. 9905200219. Such pertains to issues including, but not limited to, Wetlands Reserve Program.

G. Terms and conditions of Subordination Agreement and Limited Lien Waiver, recorded May 20, 1999 under Auditor's File No. 9905200220. Such pertains to issues including, but not limited to, Wetlands Reserve Program.

H. 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.)

I. 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 since the date herein set forth.

River/Creek North Fork of Nookachamps Creek
Date: August 30, 2013

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: Survey
Recorded: October 28, 1998
Auditor's No.: 9810280063
Purpose: Conservation Easement

K. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co., a corporation
Recorded: August 10, 1948
Auditor's No.: 421441
Purpose: Anchors
Area Affected: Easement TWO of Parcel B

L. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
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
Area Affected: Easements ONE and TWO of Parcel B

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: B.F. Pryor, et ux
Recorded: March 16, 1912
Auditor's No. 90386
Purpose: Drainage ditch
Area Affected: Easement TWO of Parcel B

N. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: May 26, 1983
Auditor's No.: 8305260072
Purpose: Right to enter said premises to operate, maintain, repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Area Affected: Easement TWO of Parcel B

O. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: March 26, 1981
Auditor's No.: 8103260008
Executed By: Abe Verdoes
Area Affected: Easement ONE of Parcel B

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Harold James Miller
Recorded: November 18, 2014
Auditor's No. 20141180048
Purpose: Ingress, egress and utilities
Area Affected: Easement ONE of Parcel B