



Skagit County Auditor

7/9/2015 Page

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4

\$75.00  
1:46PM

(Space above reserved for Recorder of Deeds certification)

GUARDIAN NORTHWEST TITLE CO.

109419

**Reference Number(s) of related document(s):** N/A

**Title of Document:**

BARGAIN AND SALE DEED

**Date of Document:**

July  
June 8, 2015

**Grantor:**

SEMINIS VEGETABLE SEEDS, INC.

**Grantor Address:**

c/o Monsanto Company, 800 North Lindbergh, Boulevard,  
St. Louis, MO 63167

**Grantee:**

CYNICK, LLC

**Grantee Address:**

1285 North Main Street, Independence, OR 97351

**Legal Description (abbreviated):**

Section 30, Township 34 North, Range 3 East; Ptn. Gov't Lots 5  
& 6 (aka Tr. B, 16-75)

Full legal description set forth on Exhibit A attached

**Assessor's Tax Parcel ID Number:**

P22940 + P22941

**After recording return to:**

First American Title Insurance Company  
6363 Poplar Avenue, Suite 434  
Memphis, Tennessee 38119  
Attn: Rita Bost, Escrow Officer

**BARGAIN AND SALE DEED**

This BARGAIN AND SALE DEED, made and delivered as of the 8<sup>th</sup> day of July, 2015, by SEMINIS VEGETABLE SEEDS, INC., a California corporation, having an address at c/o Monsanto Company, 800 North Lindbergh Boulevard, St. Louis, Missouri 63167 ("Grantor"), to CYNICK, LLC, a Washington limited liability company, having an address at 1285 N. Main Street, Independence, Oregon 97351 ("Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby BARGAIN, SELL and CONVEY unto Grantee that certain real estate located in the City of LaConner, County of Skagit, State of Washington, more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property"), together with any improvements and fixtures thereon.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever, but SUBJECT, HOWEVER, to all exceptions described on Exhibit B, attached hereto and incorporated herein by reference (the "Exceptions").

Grantor will warrant title to the Property subject to the Exceptions, and Grantor will defend the same against any and all other claims of persons claiming by, through or under Grantor BUT NONE OTHER.

IN WITNESS WHEREOF, Grantor has executed and delivered these presents as of the day and year first above written.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152637  
JUL 09 2015

SEMINIS VEGETABLE SEEDS, INC., a California corporation

By: [Signature]

Name: William T. Jolly

Title: Global Vegetable Supply Chain Lead

Amount Paid \$16,625.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

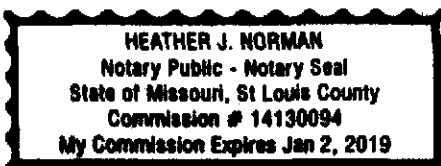
STATE OF MISSOURI

COUNTY OF St. Louis

)  
) SS  
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I, Heather Norman, a Notary Public, of St. Louis, Missouri do hereby certify that William T. Jolly personally came before me this day and acknowledged that he/she is a Global vegetable Supply Chain Lead of Seminis Vegetable Seeds, Inc., a California corporation, and that, by authority duly given and as the act of the corporation, the foregoing Bargain and Sale Deed was signed in its name by William T. Jolly in such capacity.

WITNESS my official seal, this 29 day of June, 2015.



Heather J. Norman  
Notary Public  
Printed Name: Heather J. Norman  
My commission expires: 1/2/19

**EXHIBIT A**  
**PROPERTY**

That portion of Government Lots 5 and 6, Section 30, Township 34 North, Range 3 East, W.M., described as follows:

Commencing at the Southwest corner of said Government Lot 5; thence North  $0^{\circ}08'50''$  West along the West line of said Government Lot 5, 1100.63 feet to an intersection with the North line of the South 1100.6 feet of said Government Lot 5; thence South  $89^{\circ}41'40''$  East along said North line 608.31 feet to the TRUE POINT OF BEGINNING; thence due North 560.92 feet to an intersection with the Southerly margin of the vacated County Road known as the Hulbert Road; thence Westerly along said Southerly margin, 538.31 feet, more or less, to an intersection with the Southeasterly margin of the County Road known as the LaConner Whitney Road; thence Northeasterly along said Southeasterly margin, 22.52 feet to the centerline of said vacated Hulbert Road; thence Easterly and Southerly along said centerline, 1233 feet, more or less, to an intersection with said North line of the South 1100.6 feet of Government Lot 5; thence North  $89^{\circ}41'40''$  West along said North line, 175.72 feet to the TRUE POINT OF BEGINNING. Also known as Tract B of Short Plat 16-75, approved April 14, 1975 and recorded May 2, 1975, under Auditor's File No. 816875 in Volume 1 of Short Plats, page 35, records of Skagit County, Washington.

**EXHIBIT B**  
**EXCEPTIONS**

1. Covenants, conditions, limitations, restrictions, reservations, declarations, rights of way, easements, encumbrances, agreements and other matters of fact or record.
2. Zoning, subdivision, building, land use and environmental laws, codes and regulations, and all other laws, ordinances, regulations and orders of federal, state, county, municipal and other governmental and quasi-governmental agencies, boards, bureaus, commissions, districts and authorities having or acquiring jurisdiction of the Property and the development, use and improvement thereof.
3. Water rights, restrictions on water use, oil, gas and other mineral rights and claims of access to the same, and homestead rights, recorded or unrecorded and patented or unpatented.
4. Encroachments, overlaps, boundary line disputes, claims of easements, road widenings, and other state of facts or matters which an accurate survey or an inspection of the Property would show.
5. Special levies, special assessments and special taxes, recorded or unrecorded, now or hereafter becoming a lien.
6. General property taxes, recorded or unrecorded, for the current tax year and subsequent tax years.
7. Also, without limiting the generality of the foregoing, the following specific exceptions:
  - A. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water, whether or not shown by the public records; and Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
  - B. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
  - C. Regulatory Notice/Agreement that may include Covenants, Conditions and Restrictions Affecting the subject property. Recorded September 17, 2003; Auditor's No. 200309170127; Regarding Building Addition.
  - D. Title Notification that the subject property is adjacent to property Designated Natural Resource Lands by Skagit County. Recorded August 12, 2009; Auditor's No. 200908120070.
  - E. Regulatory Notice/Agreement that may include Covenants, Conditions and Restrictions affecting the subject property. Recorded: August 12, 2009; Auditor's No. 200908120071; Regarding Flood Hazard Area.
  - F. Title Notification that the subject property is adjacent to property Designated Natural Resource Lands by Skagit County. Recorded August 12, 2009; Auditor's No. 20090812007.