

When Recorded Please Return To:

LAWRENCE A. PIRKLE
1220 Memorial Hwy., Suite A
Mount Vernon, WA 98273
(360) 336-6587



201509230079

Skagit County Auditor

\$84.00

9/23/2015 Page

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13 3:45PM

This space for Recorder's use only

QUIT CLAIM DEED

THE GRANTOR, EMERALD PARTNERSHIP, a California General Partnership; MELANIE S. BRUCH, Trustee for the MELANIE BRUCH LIVING TRUST dated July 17, 2002; MELANIE S. BRUCH, as her separate property; CHRISTOPHER HALLER SHEAFE, as his separate property; R. KEITH STOREY and NANCY C. STOREY, as Trustees of the STOREY FAMILY LIVING TRUST established under Trust Agreement dated June 30, 1994; NANCY C. STOREY as her separate property, for and in consideration of transfer to wholly owned Limited Liability Company, (mere change in form of ownership, WAC 458-61A-211), conveys and quit claims to GRANTEE, HALLER FARMS EDISON, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel No:	<u>350304-1-002-0100</u>	<u>P33786</u>	<u>350304-2-004-0008</u>	<u>P33788</u>
	<u>360333-3-010-0004</u>	<u>P48536</u>	<u>350304-2-003-0009</u>	<u>P33787</u>
	<u>360333-3-011-0003</u>	<u>P48537</u>	<u>360333-3-011-0302</u>	<u>P107509</u>

Ptns of Gov. Lots 4 & 5 In 32-36-3 E W.M.; N1/2 NW 1/4 & NW 1/4 NE 1/4, 4-35-3; EWM

Full Legal Description set forth on Exhibit A and incorporated herein by this reference.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3871
SEP 23 2015

Amount Paid \$0
Skagit Co. Treasurer
By HB Deputy

Dated the 29th day of May, 2015.

Ann Emanuels, Manager
ANN EMANUELS, Manager
of EMERALD PARTNERSHIP

Melanie S. Bruch
MELANIE S. BRUCH,
Trustee of the MELANIE BRUCH
LIVING TRUST dated July 17, 2002

Melanie S. Bruch
MELANIE S. BRUCH, Individually

CHRISTOPHER HALLER SHEAFE

R. Keith Storey
R. KEITH STOREY,
Co-Trustee of the STOREY FAMILY
LIVING TRUST established under
Trust Agreement dated June 30, 1994

Nancy C. Storey
NANCY C. STOREY,
Co-Trustee of the STOREY FAMILY
LIVING TRUST established under Trust
Agreement dated June 30, 1994

Nancy C. Storey
NANCY C. STOREY, Individually

Dated the _____ day of _____, 2015.

ANN EMANUELS, Manager
of EMERALD PARTNERSHIP

Melanie S. Bruch

MELANIE S. BRUCH,
Trustee of the MELANIE BRUCH
LIVING TRUST dated July 17, 2002

Melanie S. Bruch

MELANIE S. BRUCH, Individually

CHRISTOPHER HALLER SHEAFE

R. Keith Storey

R. KEITH STOREY,
Co-Trustee of the STOREY FAMILY
LIVING TRUST established under
Trust Agreement dated June 30, 1994

Nancy C. Storey

NANCY C. STOREY,
Co-Trustee of the STOREY FAMILY
LIVING TRUST established under Trust
Agreement dated June 30, 1994

Nancy C. Storey

NANCY C. STOREY, Individually

Dated the _____ day of _____, 2015.

ANN EMANUELS, Manager
of EMERALD PARTNERSHIP

Melanie S. Bruch

MELANIE S. BRUCH,
Trustee of the MELANIE BRUCH
LIVING TRUST dated July 17, 2002

Melanie S. Bruch

MELANIE S. BRUCH, Individually

Christopher Haller Sheafe
CHRISTOPHER HALLER SHEAFE

R. Keith Storey

R. KEITH STOREY,
Co-Trustee of the STOREY FAMILY
LIVING TRUST established under
Trust Agreement dated June 30, 1994

Nancy C. Storey

NANCY C. STOREY,
Co-Trustee of the STOREY FAMILY
LIVING TRUST established under Trust
Agreement dated June 30, 1994

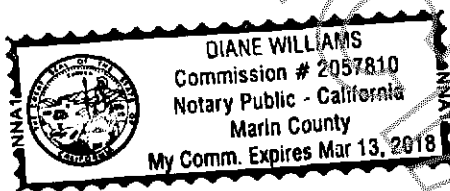
Nancy C. Storey

NANCY C. STOREY, Individually

STATE OF California)
COUNTY OF Marin) ss.

I certify that I ~~know or~~ have satisfactory evidence that ANN EMANUELS is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as a Manager of EMERALD PARTNERSHIP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 11th day of June, 2015.



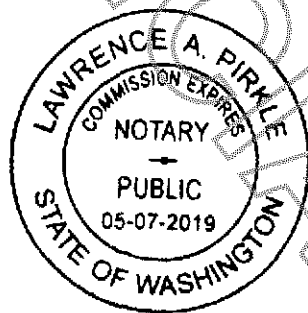
Diane Williams
(Notary's printed name)

Diane Williams
NOTARY PUBLIC in and for the
State of California
Residing at 44 Viento Way, Pt. Reyes, CA
My appointment expires: 3/13/18

STATE OF Washington)
COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence that MELANIE S. BRUCH is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Trustee of MELANIE BRUCH LIVING TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 29th day of May, 2015.



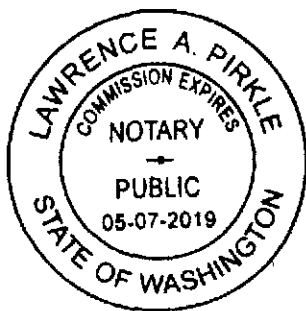
Lawrence A. Pirkle
(Notary's printed name)

[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at Mt. Vernon
My appointment expires: 05-07-2019

STATE OF Washington)
COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence that MELANIE S. BRUCH is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 29th day of May, 2015.



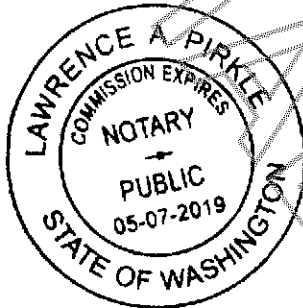
Lawrence A. Pirkle
(Notary's printed name)

[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at Mt. Vernon
My appointment expires: 05-07-2019

STATE OF Washington)
COUNTY OF S King) ss.

I certify that I know or have satisfactory evidence that R. KEITH STOREY, is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Co-Trustee of the STOREY FAMILY LIVING TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 29th day of May, 2015.



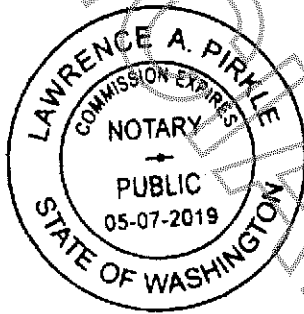
Lawrence A. Pirkle
(Notary's printed name)

[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at Mt. Vernon
My appointment expires: 05-07-2019

STATE OF Washington)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that NANCY C. STOREY is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Co-Trustee of the STOREY FAMILY LIVING TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 29th day of May, 2015.



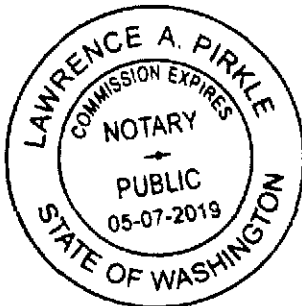
Lawrence A. Pirkle
(Notary's printed name)

[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at Mt. Vernon
My appointment expires: 05-07-2019

STATE OF Washington)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that NANCY C. STOREY is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 29th day of May, 2015.



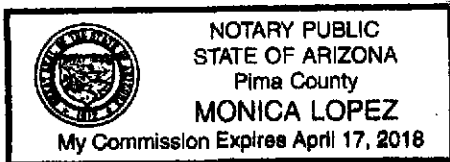
Lawrence A. Pirkle
(Notary's printed name)

[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at Mt. Vernon
My appointment expires: 05-07-2019

STATE OF Arizona)
COUNTY OF Pima) ss.

I certify that I know or have satisfactory evidence that CHRISTOPHER HALLER SHEAFE is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 23 day of June, 2015.



Monica Lopez
(Notary's printed name)

[Signature]
NOTARY PUBLIC in and for the
State of Arizona
Residing at Pima County
My appointment expires: 4-17-2018

EXHIBIT "A"

DESCRIPTION:

Government Lots 2, 3 and 4 of Section 4, Township 35 North, Range 3 East, W.M., EXCEPT road and ditch rights of way, AND EXCEPT that portion of said Lot 4 conveyed to the State of Washington for highway purposes, under Deed dated January 9, 1951, and recorded February 9, 1951, under Skagit County Auditor's File No. 456757.

Situate in the County of Skagit, State of Washington.

Government Lot 5 of Section 33, Township 36 North, Range 3 East, W.M., EXCEPT those portions thereof lying within the boundaries of the following described tracts, to-wit:

Beginning at the corner of Sections 32 and 33, 4 and 5, Townships 36 and 35 North, Range 3 East, W.M.;
thence Easterly on section line between Sections 4 and 33, 13.20 feet;
thence North in said Section 33, 935.2 feet to the true point of beginning;
thence East 185.15 feet;
thence North 17° East 211.1 feet to South bank of North Samish River;
thence South along said South bank, North 73° and $17'$ West 330.5 feet;
thence South 31° West 123.1 feet;
thence North $89^{\circ}29'$ West 149.9 feet;
thence South 4° East 184.3 feet;
thence East 281.25 feet to true point of beginning, AND ALSO EXCEPT the following described tract to-wit:

Beginning at corner of Sections 32, 33, 4 and 5, Townships 36 and 35 North, Range 3 East, W.M.;
thence Easterly on section line, between Sections 4 and 33, 1,038.84 feet;
thence North in said Section 33, 701.8 feet to true point of beginning;
thence East 466.4 feet;
thence North 233.4 feet to present Southeast fence corner of School yard;
thence West on fence line, 466.4 feet;
thence South 233.4 feet to the true point of beginning.

All that portion of Government Lot 4, Section 33, Township 36 North, Range 3 East, W.M., lying South of the South line of Gilmore Avenue and the South line thereof extended Easterly, as shown on the Plat of "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, EXCEPT the West 360 feet thereof, lying Easterly of the County road along the West line of said Lot 4, AND EXCEPT that portion thereof lying within the boundaries of the following described tract:

EXHIBIT "A"

DESCRIPTION CONTINUED:

Beginning at corner of Sections 32, 33, 4 and 5, Townships 36 and 35 North, Range 3 East, W.M.;
thence Easterly on section line, between Sections 4 and 33, 1,038.44 feet;
thence North in said Section 33, 701.8 feet to true point of beginning;
thence East 466.4 feet;
thence North 233.4 feet to present Southeast fence corner of School yard;
thence West on fence line, 466.4 feet;
thence South 233.4 feet to true point of beginning,

EXCEPT that portion of Government Lots 4 and 5, Section 33, Township 36 North, Range 3 East, W.M., Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Section 33;
thence North $88^{\circ}33'36''$ East along the South line of said Section 33, a distance of 1,050.94 feet; (deed recorded under Auditor's File No. 202734 - 15.74 chains);
thence North $0^{\circ}31'13''$ West 701.80 feet, to the Southwest corner of that certain parcel conveyed to Edison Union High School District No. 6 by deed recorded under Auditor's File No. 202734; said corner being the true point of beginning;
thence South $0^{\circ}31'13''$ East, 230.00 feet;
thence North $89^{\circ}32'47''$ East parallel with the South line of said school parcel, a distance of 693.57 feet;
thence North $0^{\circ}10'13''$ West parallel with the East line of said school parcel, a distance of 646 feet, more or less, to the South bank of the North Samish River;
thence Westerly along said South bank 235 feet, more or less, to the Northeast corner of that certain parcel conveyed to the School District #7 by deed recorded under Auditor's File No. 74924;
thence South $0^{\circ}10'13''$ East along the East line of said parcel 206 feet, more or less, to the Southeast corner thereof;
thence continue South $0^{\circ}10'13''$ East along the East line of said parcel recorded under Auditor's File No. 202734 a distance of 233.40 feet to the Southeast corner thereof;
thence South $89^{\circ}32'47''$ West along the South line of said parcel, 464.97 feet to true point of beginning.

ALSO EXCEPT that portion of Government Lot 5, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 33 as shown on Short Plat No. 69-79, according to the map thereof recorded in Book 4 of Short Plats, page 67, records of Skagit County, Washington, under Auditor's File No. 8004100002;
thence North $88^{\circ}33'36''$ East, along the South line of said Section 33, a distance of 2,664.38 feet to the South $\frac{1}{4}$ corner of said Section 33, said corner also being the Southeast corner of said Government Lot 5;
thence North $0^{\circ}27'13''$ West along the East line of said Government Lot 5, a distance of 621.82 feet to the true point of beginning;
thence continuing North $0^{\circ}27'13''$ West, along said Easterly line, 669 feet, more or less, to the Southerly bank of the North Samish River;

EXHIBIT "A"

DESCRIPTION CONTINUED:

thence Westerly along said Southerly bank, 1,036 feet, more or less, to the East line of that certain parcel of land conveyed to Burlington-Edison School District No. 100 by deed recorded in Volume 638 of Deeds, pages 77 through 93, inclusive, records of Skagit County, Washington, under Auditor's File No.

8603110031,

thence South $0^{\circ}27'59''$ East along said East line, 487.24 feet to a point which lies North $0^{\circ}27'59''$ West, 150.02 feet from the Southeast corner of said conveyed parcel and South $88^{\circ}33'36''$ West from the true point of beginning;

thence North $88^{\circ}33'36''$ East, parallel with said South line of Section 33, a distance of 932.20 feet to the true point of beginning,

EXCEPT Drainage Ditch right of way, if any.

ALSO EXCEPT that portion of Government Lot 5 of Section 33, Township 36 North, Range 3 East, W.M., Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of said Section 33 as shown on Short Plat No. 69-79, according to the map thereof recorded in Volume 4 of Short Plats, page 67, records of Skagit County, Washington, under Auditor's File No. 8004100002;

thence North $88^{\circ}33'36''$ East along the South line of said Section 33, a distance of 2,664.38 feet to the South $\frac{1}{4}$ corner of said Section 33, said corner also being the Southeast corner of said Government Lot 5;

thence North $0^{\circ}27'13''$ West along the East line of said Government Lot 5 a distance of 621.82 feet to the Southeast corner of that certain parcel described on Bargain and Sale Deed to Burlington-Edison School District No. 100, recorded under Skagit County Auditor's File No. 9505040111 and being the true point of beginning;

thence South $88^{\circ}33'36''$ West, along the South line of said Burlington-Edison School District No. 100 parcel for a distance of 862.00 feet;

thence South $0^{\circ}27'13''$ East, 353.79 feet, parallel with said East line of Government Lot 5;

thence North $88^{\circ}33'36''$ East, parallel with said South line of the Burlington-Edison School District No. 100 parcel, 862.00 feet, more or less, to said East line of Government Lot 5, at a point bearing South $0^{\circ}27'13''$ East from the true point of beginning;

thence North $0^{\circ}27'13''$ West, along said East line of Government Lot 5, a distance of 353.79 feet, more or less, to the true point of beginning.

TOGETHER WITH the South 150 feet of that certain parcel, being a portion of Government Lots 4 and 5, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 33;

thence North $88^{\circ}33'36''$ East along the South line of said Section 33, a distance of 1,050.94 feet; (deed recorded under Auditor's File No. 202734 – 15.74 chains);

EXHIBIT "A"

DESCRIPTION CONTINUED:

thence North $0^{\circ}31'13''$ West 701.80 feet, to the Southwest corner of that certain parcel conveyed to Edison Union High School District No. 6 by deed recorded under Auditor's File No. 202734; said corner being the true point of beginning;
thence South $0^{\circ}31'13''$ East, 230.00 feet;
thence North $89^{\circ}32'47''$ East parallel with the South line of said school parcel, a distance of 693.57 feet;
thence North $0^{\circ}10'13''$ West parallel with the East line of said school parcel, a distance of 646 feet, more or less, to the South bank of the North Samish River;
thence Westerly along said South bank 235 feet, more or less, to the Northeast corner of that certain parcel conveyed to the School District #7 by deed recorded under Auditor's File No. 74924;
thence South $0^{\circ}10'13''$ East along the East line of said parcel 206 feet, more or less, to the Southeast corner thereof;
thence continue South $0^{\circ}10'13''$ East along the East line of said parcel recorded under Auditor's File No. 202734 a distance of 233.40 feet to the Southeast corner thereof;
thence South $89^{\circ}32'47''$ West along the South line of said parcel, 464.97 feet to true point of beginning.

EXCEPT Drainage Ditch right-of-way.

Situate in the County of Skagit, State of Washington