

When Recorded Please Return To:

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



201509230083

Skagit County Auditor

\$81.00

9/23/2015 Page

1 of 10 3:53PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 3872
SEP 23 2015

Amount Paid \$
Skagit Co. Treasurer

By MF Deputy

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 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 DODGE VALLEY, 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's:

- | | |
|----------------------------|-----------------------------|
| 330306-3-006-0006 (P15480) | 330305-3-001-0105 (P15449) |
| 330306-3-001-0005 (P15488) | 330307-1-001-0200 (P15494) |
| 330305-3-001-0014 (P15448) | 330306-4-001-0003 (P15489) |
| 330305-3-003-0004 (P15451) | 330306-4-001-0110 (P15490) |
| 330307-1-001-0123 (P15501) | 330306-4-004-0000 (P15493) |
| 330308-2-002-0004 (P15535) | 330306-4-002-0002 (P15491) |
| 330305-3-002-0120 (P15450) | 330306-4-003-0001 (P15492) |
| 330305-3-004-0003 (P15452) | 330308-2-001-0120 (P15534) |
| 330307-1-001-0008 (P15500) | 330307-1-001-0300 (P116854) |
| 330308-2-001-0005 (P15533) | |

Abbreviate Legal Description: SW 1/4, 5-33-3; E 1/2 SW 1/4 & ALL SE 1/4, 6-33-3; N 1/2 NW 1/4, 8-33-3 E W.M.

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

Dated the _____ day of _____, 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

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

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

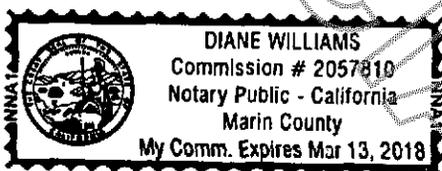
Nancy C. Storey

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

STATE OF California)
) ss.
COUNTY OF Marin)

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

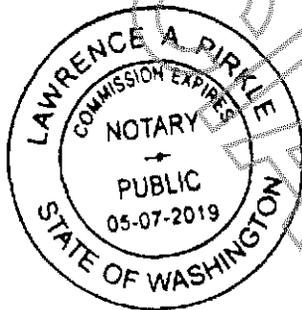
NOTARY PUBLIC in and for the
State of California

Residing at 41 Viento Way, Point Reyes, CA
My appointment expires: 3/13/18

STATE OF Washington)
) ss.
COUNTY OF Skagit)

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.



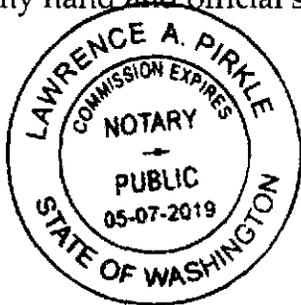
Lawrence A. Pirkle
(Notary's printed name)

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

STATE OF Washington)
) ss.
COUNTY OF Skagit)

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.



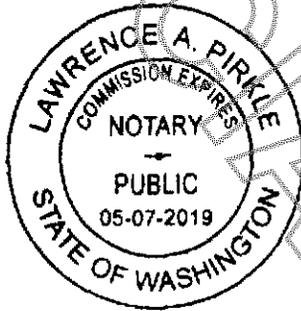
Lawrence A. Pirkle
(Notary's printed name)

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

STATE OF Washington)
) ss.
COUNTY OF Skagit)

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

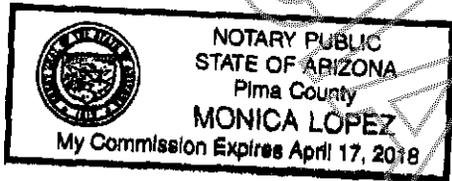
STATE OF Arizona)
COUNTY OF Pima) ss.

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

UNOFFICIAL DOCUMENT

EXHIBIT "A"

DESCRIPTION:

PARCEL "A"

The Southwest $\frac{1}{4}$ of Section 5, Township 33 North, Range 3 East, W.M., EXCEPT the as built and existing County road commonly known as Dodge Valley Road, AND EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, records of Skagit County, Washington.

ALSO, the Southeast $\frac{1}{4}$; the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; and Government Lot 7, all in Section 6, Township 33 North, Range 3 East, W.M., EXCEPT the as built and existing County road commonly known as Dodge Valley Road, AND EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, records of Skagit County, Washington.

ALSO the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 3 East, W.M., EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, records of Skagit County, Washington.

EXCEPT from all of the above, any as built and existing County road rights of ways.

ALSO, Government Lots 1 and 2 and the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 33 North, Range 3 East, W.M., EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, records of Skagit County, Washington,

ALSO EXCEPT that portion as decreed in Court Order filed June 9, 2000 in Skagit County Superior Court Case No. 99-2-00583-2, described as follows:

That portion of Government Lot 2, Section 7, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 7, from which the Southeast corner of said Section 7 bears South $1^{\circ}25'29''$ West for a distance of 2,629.21 feet;

-continued-

EXHIBIT "A"

DESCRIPTION CONTINUED:

PARCEL "A" continued:

thence North $75^{\circ}27'39''$ West for a distance of 1,019.93 feet to the true point of beginning;
thence North $45^{\circ}00'00''$ West for a distance of 70.56 feet;
thence South $45^{\circ}00'00''$ West for a distance of 14.00 feet;
thence South $18^{\circ}33'13''$ West for a distance of 48.27 feet;
thence South $33^{\circ}07'08''$ West for a distance of 4.70 feet to the East margin of the existing boardwalk;
thence South $19^{\circ}16'58''$ East along said East margin for a distance of 50.06 feet;
thence North $45^{\circ}00'00''$ East for a distance of 41.19 feet;
thence South $45^{\circ}00'00''$ East for a distance of 3.00 feet;
thence North $45^{\circ}00'00''$ East for a distance of 42.34 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 2, Section 7, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 7, from which the Southeast corner of said Section 7 bears South $1^{\circ}25'29''$ West for a distance of 2,629.21 feet;
thence North $75^{\circ}27'39''$ West for a distance of 1,019.93 feet to the true point of beginning;
thence North $45^{\circ}00'00''$ West for a distance of 70.56 feet;
thence South $45^{\circ}00'00''$ West for a distance of 14.00 feet;
thence South $18^{\circ}33'13''$ West for a distance of 48.27 feet;
thence South $33^{\circ}07'08''$ West for a distance of 4.70 feet to the East margin of the existing boardwalk;
thence South $19^{\circ}16'58''$ East along said East margin for a distance of 50.06 feet;
thence North $45^{\circ}00'00''$ East for a distance of 41.19 feet;
thence South $45^{\circ}00'00''$ East for a distance of 3.00 feet;
thence North $45^{\circ}00'00''$ East for a distance of 42.34 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.