

When recorded return to:

SALLYE QUINN

~~Mr. Tony Wisdom, Managing Member~~

~~2150 N. Woodley Road~~ BARRON SMITH DAUGERT, PLLC

~~2150 N. Woodley Road~~ P.O. BOX 5008

BELLINGHAM, WA 98225



201509240005

Skagit County Auditor  
9/24/2015 Page

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3 8:59AM

\$74.00

Filed for Record at Request of

Land Title and Escrow

Escrow Number: 153114-OE ✓

Grantor: Jack Straathof and Carole S. Straathof

Grantee: Skagit Farmland, LLC

**Land Title and Escrow**

## Statutory Warranty Deed

THE GRANTOR JACK STRAATHOF and CAROLE S. STRAATHOF, who acquired title as CAROLE STRAATHOF, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SKAGIT FARMLAND, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lots 3 & 4, 1-34-4 E W.M. & Ptn Gov. Lot 1, 2-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340402-0-001-0003, P23415, 340401-0-011-0002, P23285, 340401-0-010-0003, P23284

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 153114-OE – see attached Exhibit "B".

Dated September 17, 2015

Jack Straathof  
Jack Straathof

Carole S. Straathof  
Carole S. Straathof

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jack Straathof and Carole S. Straathof the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be free and voluntary act for the

their

uses and purposes mentioned in this instrument.

Dated: September 22, 2015

Robert W. H. H.  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expire: 4.22.17

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 3873  
SEP 24 2015

Amount Paid \$ 14,200.<sup>50</sup>  
Skagit Co. Treasurer  
By mm Deputy

LPB 10-05(i-l)  
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PARCEL "A":

Government Lots 3 and 4 of Section 1, Township 34 North, Range 4 East, W.M., EXCEPT therefrom the South 365 feet of the East 559 feet of Government Lot 3, AND EXCEPT any portion thereof lying within the boundaries of the as built and existing State Highway 9 running along the East line thereof, AND EXCEPT road running along the South line thereof, AND ALSO EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded February 19, 1951, under Auditor's File No. 457075, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East 10 acres of Government Lot 1, Section 2, Township 34 North, Range 4 East, W.M., EXCEPT the Francis County Road along the South line thereof.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**

**SUBJECT TO:**

- 1) **Matters Disclosed by Record of Survey**  
**Prepared by: Metron and Associates Inc.**  
**Recorded: September 28, 2001**  
**Auditor's File No.: 200109280097**
- 2) **Survey of the real property dated September 10, 2015 completed by LeGro & Associates**
- 3) **Unrecorded lease commenced April 28, 2011 and shall terminate on December 31, 2016:**  
**Lessor: Jack Straathof and Carole S. Straathof, husband and wife**  
**Tenant: Country Cousins, Inc.**  
**Grantor retains rent due for year 2015.**
- 4) **Open Space Farm & Ag.**

The lands described herein have been classified as farm and agricultural as disclosed by notice recorded October 29, 1973 and September 12, 1974, under Auditor's File Nos. 792626 and 807130, respectively, and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form attached to the excise tax affidavit.

NOTE: Any sale or transfer of all or a portion of said property requires execution of a Notice of Compliance form by the new owner and submission and approval by the Skagit County Assessor is required before recording. The Assessor may take up to 15 calendar days to approve, deny or withdraw.