



201605160113

Skagit County Auditor

\$76.00

5/16/2016 Page

1 of

4 11:12AM

**After Recording Return To:**  
**SKAGIT LAW GROUP, PLLC**  
**P. O. Box 336**  
**Mount Vernon, WA 98273**

**SPECIAL WARRANTY DEED**

**GRANTOR:** **MARJORIE E. HART, Personal Representative for the Estate of ROBERT R. HART, Deceased**

**GRANTEE:** **ISAAC JENNINGS FARM, LLC, a Washington limited liability company**

**Legal Description;**  
**Abbreviated Form:** A Portion of the SE ¼ of the SE ¼ of Section 20, Township 34 North, Range 3 East, W.M.; and  
A Portion of the E ½ of the NE ½ of Section 29, Township 34 North, Range 3 East, W.M.; and  
Lot 4, SP 12-0352, Skagit County

**Additional on Page:** Exhibit A

**Assessor's Tax Parcel Nos:** 340320-4-003-0002; P22206  
340320-4-006-0108; P22208  
340329-1-001-0001; P22902  
340329-1-005-0007; P22903  
340329-2-001-0009; P22905  
340329-0-001-0003; P22882  
340320-4-004-0001; P22207  
340329-1-008-0404; P132668  
340320-4-007-0107; P132670

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
20161904  
MAY 16 2016

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *mm* Deputy

THE GRANTOR, **MARJORIE E. HART**, in her capacity as the duly appointed, qualified and acting **Personal Representative** for the **Estate of Robert R. Hart, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 12 4 00387 4, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **ISAAC JENNINGS FARM, LLC**, a Washington limited liability company, that certain real property situated in the

County of Skagit, State of Washington, and legally described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all after-acquired title of the Grantor therein;

**SUBJECT TO** all easements, encumbrances, and restrictions of record, including that certain Grant Deed of Conservation Easement dated March 30, 2016, recorded on April 21, 2016, under Skagit County Auditor's File No. 201604210054, as to Parcels A, B, D, E, and F.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: May 11<sup>th</sup> 2016.

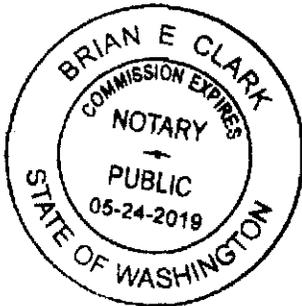
**Estate of ROBERT R. HART, Deceased**

By Marjorie E. Hart  
**MARJORIE E. HART**  
Personal Representative

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **MARJORIE E. HART** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the **Personal Representative** of the **Estate of ROBERT R. HART, Deceased**, 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 11<sup>th</sup> day of May, 2016.



Brian E. Clark  
Printed Name Brian E. Clark  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 5/24/2019

**EXHIBIT A**

PARCEL "A": (340320-4-006-0108; P22208)

The Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 20, Township 34 North, Range 3 East, W.M.,

EXCEPT the South 135 feet thereof;

ALSO EXCEPT a 20 foot strip for road purposes along and adjoining the West line of said premises;

Situate in the County of Skagit, State of Washington.

PARCEL "B": (320329-2-001-0009; P22905)

That portion of the Northwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 3 East, W.M., lying North and East of the centerline of Calhoun Slough.

EXCEPT a 20-foot strip for road purposes along and adjoining the East line thereof.

ALSO EXCEPT ditch right-of-way.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Reserved.

PARCEL "D": (320329-0-001-0003; P22882 and 340329-1-005-0007; P22903)

That portion of the North  $\frac{1}{2}$  of Section 29, Township 34 North, Range 3 East, described as follows:

Beginning on the North line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29, South 88°42' West 2066.9 feet from the Northeast corner of said forty;  
thence South 2517 feet to Porter's Slough;  
thence Westerly along Porter's Slough to its intersection with the center line of Calhoun's Slough;  
thence Northerly along the center line of Calhoun's Slough to the West line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29;  
thence North to the North  $\frac{1}{4}$  section corner;  
thence South 88°42' East 571.6 feet to the place of beginning,

EXCEPT a 20 foot strip road purposes along the West line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$

ALSO that portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 29, Township 34 North, Range 3 East, W.M., South and West of the centerline of Calhoun Slough.

Situate in the County of Skagit, State of Washington.

EXHIBIT A -- Continued

PARCEL "E": (340329-1-001-0001; P22902)

A tract of land in Government Lot 5 and that portion of Government Lot 4 and the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 29, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of said Section 29;  
thence North  $88^{\circ}42'$  West 2066.9 feet along its North line;  
thence South 2517 feet to Porter's Slough, the South line of said Lot 4;  
thence Northeasterly along the South line of Lots 4 and 5 to the East line of said Section 29;  
thence North to place of beginning.

EXCEPT any portion lying in the East  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of said Section 29 and now described as Lots 3 and 4 of Short Plat No. PL12-0352, approved March 31, 2015, and recorded April 1, 2015 under Auditor's File No. 201504010043, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "F": (340320-4-003-0002; P22206)

The South 135 feet of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 20, Township 34 North, Range 3 East, W.M.

EXCEPT a 20 foot strip for road purposes along and adjoining the West line thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "G": (340320-4-004-0001; P22207 and 340329-1-008-0404; P132668 and 340320-4-007-0107; P132670)

Lot 4 of Short Plat No. 12-0352; approved on March 31, 2015, and recorded on April 1, 2015, under Auditor's File No. 201504010043, records of Skagit County, Washington;

SUBJECT TO any and all rights of Hart's Nursery, Inc., in reference to improvements on property constituting Lot 4.

Situate in the County of Skagit, State of Washington.