

When recorded return to:

BARRON/SMITH/DAUGERT  
P.O. BOX 5008  
BELLINGHAM, WA 98227



201606030074  
Skagit County Auditor \$76.00  
6/3/2016 Page 1 of 4 3:33PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 154417-SE ✓

Grantor: Wolden Investments, LLC  
Grantee: Skagit Farmland, LLC

Land Title and Escrow

## Statutory Warranty Deed

THE GRANTOR WOLDEN INVESTMENTS, LLC, a Washington limited liability company 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: Lots 48, 50, 51, 52 & 53, Peavey's Ac. & Ptn SW SE, 20-35-5 E WM & Ptn N 1/2 NE, 29-35-5 E WM & GL 10, 21-35-5E W.M. & GL 4, 28-35-5 E. W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to taxes and assessments not yet due and payable; and the title ~~excepts~~ of record set forth on the attached Exhibit "B" exceptions

Tax Parcel Number(s): 350520-4-002-0000, P40050, 350529-1-002-0007, P40348, 350529-1-001-0008, P40347, 350528-0-004-0008, P40313, 3966-001-053-0000, P67951, 3966-001-051-0002, P67950, 350521-0-012-0005, P40073, 3966-001-048-0008, P67946

Dated May 31, 2016

Wolden Investments, LLC, a Washington limited liability company

George Leo Wolden  
By: George Leo Wolden, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20162264  
JUN 03 2016

Amount Paid \$ 26,705.<sup>00</sup>  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington }  
County of Skagit } SS:

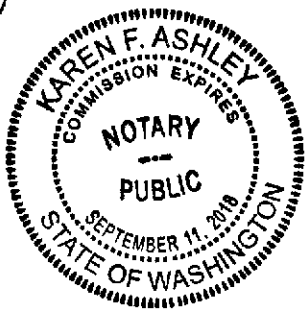
I certify that I know or have satisfactory evidence George Leo Wolden

the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is Manager of Wolden Investments, LLC, a Washington limited liability\*

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

\*company

Dated: May 31, 2016



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2018

## EXHIBIT A

### Parcel A:

Lot 48, 50, 51, 52, 53 of Tract No. 1, "PEAVEY'S ACREAGE, TRACTS NO 1 & 2, Section 17, 20, 21, 22 and 28, Township 35 North, Range 5 East, W.M.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington.

EXCEPT the north 20 feet of Lot 48 conveyed to Skagit County for road purposes by deed recorded June 2, 1906.

### Parcel B:

Government Lot 10, Section 21, Township 35 North, Range 5 East, W.M.

EXCEPT that portion of Government Lot 10, Section 21, Township 35 North, Range 5 East, W.M. lying northerly of the following described line:

Beginning at a point on the west line of said Government Lot 10 which lies N 00°13'47"W, a distance of 667.05 feet from the southwest corner of said Section 21; thence S 55°15'50"E, a distance of 286.56 feet; thence S 71°41'04"E, a distance of 293.60 feet to the east line of said Government Lot 10 and the terminal point of this line description.

### Parcel C:

Government Lot 4, Section 28, Township 35 North, Range 5 East, W.M.

### Parcel D:

The north half of the northeast quarter of Section 29, Township 35 North, Range 5 East, W.M.

### Parcel E:

The East 391 feet of that portion of the West 1/2 of the Southeast 1/4 of Section 20, Township 35 North, Range 5 East, W.M., lying Southerly of the County road, EXCEPT any portion thereof lying within the boundaries of the following described tract:

Beginning at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 20;  
thence South 614 feet;

thence West 198 feet;

thence North 614 feet;

thence East 198 feet to the point of beginning.

Situate in Skagit County, Washington.

EXHIBIT "B"

Schedule "B-1"

154417-SE

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: Transmission and distribution line  
Area Affected: Portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  in  
Section 20, Township 35 North, Range 5 East, W.M.  
Dated: June 24, 1925  
Recorded: June 30, 1925  
Volume/Page: 137 of Deeds, page 185

B. RESERVATION CONTAINED IN DEED THROUGH WHICH TITLE IS CLAIMED AND THE TERMS AND CONDITIONS THEREOF:

From: Maudie G. Davis and Alice Amanda Wood  
Recorded: November 2, 1966  
Auditor's No.: 690418  
As Follows:

"The sellers reserve the right to take and use an unlimited amount of water from an existing well located on the aforescribed property. Together with an easement for ingress and egress to said well and to run pipes from the well across the aforesaid property."  
(Affects Parcel ~~X~~ E)

- C. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of the river.
- D. Right of the State of Washington and the Indian Tribe in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the river.
- E. Any prohibition of or limitation or use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- F. EASEMENT AND AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Dated: April 4, 1960  
Recorded: April 5, 1960  
Auditor's No.: 592812

(Affects Parcel D)

EXHIBIT "B" EXCEPTIONS CONTINUED

- G. The lands described herein have been classified as farm and agricultural as disclosed by notice recorded May 17, 1971, under Auditor's File No. 752681, 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.

~~AFFECTS PARCEL "B"~~

(AFFECTS PORTION OF PARCEL A AND ALL OF PARCELS B, C AND D  
NOTICE OF CONTINUANCE:

Recorded: May 20, 2010  
Auditor's No.: 201005200047

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.

- H. The lands described herein have been classified as farm and agricultural as disclosed by notice recorded April 22, 1971, under Auditor's File No. 751574, 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.  
(Affects Parcel "E")

NOTICE OF CONTINUANCE:

Recorded: May 20, 2010 and November 16, 2010  
Auditor's No.: 201005200049 and 201011160102

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.

I. MATTERS DISCLOSED BY UNRECORDED ALTA SURVEY:

Prepared By: Skagit Surveyors & Engineers  
Dated: June 2, 2016  
Job No.: 216012