

When recorded return to:

The Ruiz Farm, LLC, a Washington limited liability company
15014 Field Road
Bow, WA 98232



201607290146

Skagit County Auditor

\$79.00

7/29/2016 Page

1 of

7 3:27PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500042182

CHICAGO TITLE
500042182

STATUTORY WARRANTY DEED

THE GRANTOR(S) Samish River Farms, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to The Ruiz Farm, LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN NW, 15-35-03 Tax/Map ID(s):

Tax Parcel Number(s): P34352 / 350315-2-003-0002, P34354 / 350315-2-005-0000,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 25, 2016

Samish River Farms, LLC,
a Washington limited liability company

By: 
Eric Rogers, Member

By: _____
Stefan A. Hilborn, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163278

JUL 29 2016

Amount Paid \$12,465.00
Skagit Co. Treasurer
By  Deputy

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Subject to:

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Dated: July 25, 2016

Samish River Farms, LLC,
a Washington limited liability company

By: _____
Eric Rogers, Member

By: Stefan A. Hilborn
Stefan A. Hilborn, Member

STATUTORY WARRANTY DEED
(continued)

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that _____

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Members of Samish River Farms, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Washington
County of Island

I certify that I know or have satisfactory evidence that Stefan A. Hilborn

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Members of Samish River Farms, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/25/16

Susan M Patton
Name: Susan M Patton
Notary Public in and for the State of WA
Residing at: Clark Harbor
My appointment expires: 2-11-2017

SUSAN M PATTON
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
02-11-2017

STATUTORY WARRANTY DEED

(continued)

State of Wa

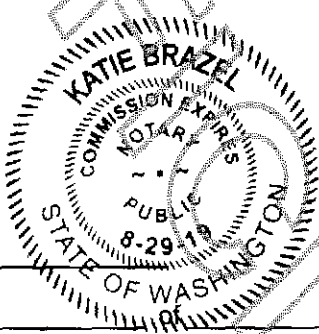
Cent of Snhamish

I certify that I know or have satisfactory evidence that

Eric Rogers

~~is/are~~ the person(s) who appeared before me, and said person acknowledged that ~~(he/she/they)~~ signed this instrument, on oath stated that ~~(he/she/they)~~ was authorized to execute the instrument and acknowledged it as the Members of Samish River Farms, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/25/16



Name: Katie Brazel

Notary Public in and for the State of WA

Residing at: Snhamish

My appointment expires: 8/29/19

State of _____

I certify that I know or have satisfactory evidence that _____

~~is/are~~ the person(s) who appeared before me, and said person acknowledged that ~~(he/she/they)~~ signed this instrument, on oath stated that ~~(he/she/they)~~ was authorized to execute the instrument and acknowledged it as the Members of Samish River Farms, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____

Notary Public in and for the State of _____

Residing at: _____

My appointment expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34352 / 350315-2-003-0002 and P34354 / 350315-2-005-0000

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 35 North, Range 3 East, W.M., lying North of the Samish River,

EXCEPT for County roads,

ALSO EXCEPT the following described tracts:

(1) That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying South of a line 2,340 feet South of and parallel with the North line of said subdivision.

(2) The North 228.28 feet of the East 209.00 feet of the West 620.00 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 35 North, Range 3, East W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

An easement over, on and across a 25 foot strip of land bordering and extending along the North side of the Samish River, granted by Abraham Anderson and Merle Anderson, husband and wife, to State of Washington, Department of Game, in an instrument dated November 13, 1953, recorded May 11, 1954, under Auditor's File No. 501357, reference to the record hereby being made for full particulars.

2. Terms and conditions contained in Title Notification recorded February 14, 1997, under Auditor's File No. 9702140083, as follows:
"This parcel lies in or within 300 feet of land designated as resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands. Residents of such property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state, and federal law. Resource lands include Rural Resource-NRL, Agriculture-NRL, Industrial Forest-NRL and Secondary Forest-NRL and Mineral Resource Overlay."
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Low Flow Mitigation Summary including the terms, covenants and provisions thereof
Between: Skagit County
And: Victor Jensen
Recorded: August 25, 1998
Auditor's No.: 9808250011
5. Special Use Permit including the terms, covenants and provisions thereof
Recorded: December 16, 1998
Auditor's No.: 9812160099
Special Use Permit No.: SP 98 0284
6. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof
Between: Skagit County
And: Victor R. Jensen
Recorded: April 2, 2004
Auditor's File No.: 200404020194
7. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Between: Skagit County
And: Victor R. Jensen
Recorded: April 2, 2004
Auditor's File No.: 200404020195
8. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof :

Recorded: October 19, 2007
Auditor's File No.: 200710190064
As follows:

EXHIBIT "B"

Exceptions (continued)

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

9. Easements including the terms, covenants and provisions thereof

Disclosed By: Instruments recorded under Auditor's File No. 200710190064 and 200802260107

Purpose: Well protection easement

Area Affected: Delineated on BLA Map

10. Lot of Record Certification including the terms, covenants and provisions thereof

Recorded: October 29, 2007

Auditor's File No.: 200710290153

11. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.

12. City, county or local improvement district assessments, if any.