

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Laura Weselmann
Harlowe & Falk LLP
One Tacoma Avenue North, Suite 300
Tacoma, WA 98403-3131



201608090071

Skagit County Auditor

\$77.00

8/9/2016 Page

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5 3:32PM

(Space above this line is for Recorder's use)

STATUTORY WARRANTY DEED

The information contained in this boxed section is for recording purposes only pursuant to RCW 356.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantor: RIVERVIEW FARMS, a Washington general partnership

Grantee: WILCOX FARMS, INC., a Washington corporation

Reference Number(s) of Documents Assigned or Released: N/A

Abbreviated Legal Description: Ptn of N ¼ of the NE ¼ and Ptn of SE ¼ of the NE ¼ of 15-35-6, W.M.

Complete or Additional Legal Description on Exhibit A

Assessor's Parcel/Tax Number(s): Portions of: P41219/350615-1-001-0003; P41220/350615-1-002-0002; and P41226/350615-1-005-0009

The Grantor, RIVERVIEW FARMS, a Washington general partnership, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to WILCOX FARMS, INC., a Washington corporation, all right, title and interest in the following described real property situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein, as described in **Exhibit A**, which by this reference is incorporated herein, subject to encumbrances of record.

Attached as **Exhibit B**, which by this reference is incorporated herein, is the disclosure required by Skagit County Code Section 14.38.030 regarding Natural Resource Lands.

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20163463

AUG 09 2016

Amount Paid \$ 20,560.44
Skagit Co. Treasurer
By *hnam* Deputy

Land Title and Escrow

153574

DS

DATED this 9th day of August, 2016.

RIVERVIEW FARMS, a Washington general
partnership

[Signature]
By: A.W. Dynes
Its: General Partner

[Signature]
By: Elizabeth C. Wilson, by A.W. Dynes her
Attorney-in-Fact as provided for in the
Limited Power of Attorney executed June
29, 2016
Its: General Partner

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that A.W. Dynes is the person who appeared before me, and said persons acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the General Partner of RIVERVIEW FARMS to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 2nd day of August, 2016.

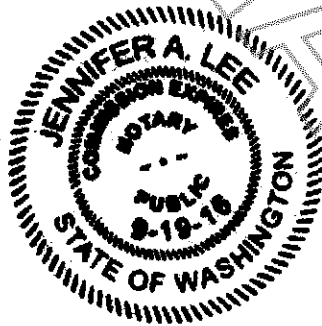


[Signature]
(Print/Type Name): Jennifer A. Lee
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/19/2016

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that A.W. Dynes, as Attorney-in-Fact for Elizabeth C. Wilson under her Limited Power of Attorney dated June 29, 2016 is the person who appeared before me, and said persons acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as Attorney-in-Fact for Elizabeth C. Wilson, the General Partner of RIVERVIEW FARMS to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 2nd day of August, 2016.



Jennifer A. Lee
(Print/Type Name): Jennifer A. Lee
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/19/2018

Exhibit A
Legal Description

That portion of the north half of the northeast quarter, and the southeast quarter of the northeast quarter of Section 15, Township 35 North, Range 6 East, W.M. described as follows:

Beginning at the intersection of the south right of way line of Highway 20 and the west right of way line of Cabin Creek Road; thence N 88°00'09"W along the south line of said Highway 20 right of way, a distance of 802.69 feet to the point of curvature of curve to the left having a radius of 11,385.00 feet; thence westerly along said curve through a central angle of 5°30'00", and an arc distance of 1092.88 feet; thence S 86°29'51"W along said Highway 20 right of way, a distance of 467.47 feet; thence S 38°35'50"E, a distance of 28.43 feet; thence S 43°59'19"E, a distance of 76.41 feet; thence S 39°36'39"E, a distance of 117.84 feet; thence S 44°27'31"E, a distance of 55.85 feet; thence S 66°20'01"E, a distance of 52.19 feet; thence N 84°30'37"E, a distance of 78.40 feet; thence S 31°37'26"E, a distance of 36.25 feet; thence S 72°41'58"E, a distance of 170.47 feet; thence S 85°10'32"E, a distance of 67.33 feet; thence S 61°40'37"E, a distance of 84.51 feet; thence S 74°34'57"E, a distance of 84.22 feet; thence S 83°30'30"E, a distance of 71.59 feet; thence S 57°20'32"E, a distance of 57.24 feet; thence S 57°23'43"E, a distance of 1005.05 feet; thence S 47°39'46"E, a distance of 186.94 feet; thence S 69°09'19"E, a distance of 38.71 feet; thence N 61°30'42"E, a distance of 36.50 feet; thence S 56°59'00"E, a distance of 178.65 feet; thence S 54°44'16"E, a distance of 100.71 feet; thence S 54°10'59"E, a distance of 155.40 feet; thence S 64°11'43"E, a distance of 73.29 feet to a point on the west right of way line of Cabin Creek Road; thence N 1°13'52"E along said right of way line, a distance of 145.52 feet; thence S 88°45'51"E along said right of way line, a distance of 20.00 feet; thence N 1°13'52"E, a distance of 1222.29 feet to the point of beginning.

Containing 40 gross acres.

Situate in Skagit County, Washington.



7/27/16

**EXHIBIT B
TO DEED
DISCLOSURE**



Right to Manage Natural Resource Lands

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

form updated 8/13/2014

Statutory Warranty Deed

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