

Filed for Record at Request of and  
copy returned to:

Riddell Williams P.S.  
Attn: Pamela Grinter  
1001 Fourth Avenue, Suite 4500  
Seattle, WA 98154



201609230170

Skagit County Auditor

\$76.00

9/23/2016 Page

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4 3:57PM

Grantor: Skagit Horticulture LLC, a Washington limited liability company  
Grantee: MV Real Estate Holdings LLC, a Washington limited liability company  
Abbrev. Legal Description: PTN GOV. LOT 6 & 7, 12-34-03; PTN NE NE, 13-34-03  
Assessor's Tax Parcel Nos.: 340312-0-002-0001; 340312-0-004-0009; 340313-0-058-0003

### STATUTORY WARRANTY DEED

THE GRANTOR, SKAGIT HORTICULTURE LLC, a Washington limited liability company, for and in consideration of a distribution in liquidation of the Grantee's membership interest in the Grantor, conveys and warrants to MV REAL ESTATE HOLDINGS LLC, a Washington limited liability company, the Grantee, the following described real estate, situated in the county of Skagit, state of Washington:

See Exhibit A attached hereto and incorporated herein by this reference.

Dated: July 22, 2016

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 4325

SEP 23 2016

Amount Paid ~~50~~  
Skagit Co. Treasurer  
By *ham* Deputy

#### GRANTOR:

SKAGIT HORTICULTURE LLC

By: *Daniel R. Baty*

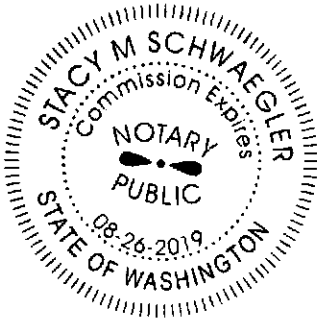
Name: Daniel R. Baty

Title: Manager

STATE OF WA )  
 ) ss.  
COUNTY OF King )

On this 6 day of September, 2016, before me personally appeared Daniel R. Baty, to me known to be the Manager of SKAGIT HORTICULTURE LLC, a Washington limited liability company, the entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said entity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Stacy M Schwaegler  
Print Name: Stacy M Schwaegler  
Notary Public in and for the State of Washington, residing  
at Seattle  
My commission expires 08-26-2019

**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL J:**

Government Lot 7 of Section 12, Township 34 North, Range 3 East of the Willamette Meridian;

EXCEPT the East 40 feet of that portion of the subject property lying within Government Lot 7 in Section 12, Township 34 North, Range 3 East of the Willamette Meridian and as conveyed to Skagit County for road purposes by deed recorded April 5, 1911, in Volume 83 of Deeds, page 536;

AND ALSO EXCEPT the North 2 acres of the West 10 acres of the remainder.

Situated in Skagit County, Washington.

**PARCEL K:**

That portion of Government Lot 6, Section 12, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Lot;  
Thence North  $83^{\circ}40'02''$  East 1,193.75 feet along the South line of said Section 12, to a point that is South  $83^{\circ}40'02''$  West 1,285.18 feet from the Southeast corner of said Section 12 said point being the true point of beginning;  
Thence North  $0^{\circ}19'30''$  West 204.05 feet;  
Thence South  $88^{\circ}38'19''$  East 48.51 feet to the East line of said Lot;  
Thence South  $0^{\circ}33'18''$  West 197.86 feet along said East line to the Southeast corner thereof;  
Thence South  $83^{\circ}40'02''$  West 45.71 feet along said South line to the true point of beginning;

Being a portion of Lot 2, Short Plat No. 79-80, recorded in Volume 5 of Short Plats, page 125, under Skagit County Auditor's File No. 8109110008, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL L:**

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 13, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Section 13;

Thence South  $83^{\circ}31'$  West along the North line of said Section 13, a distance of 1,273.6 feet, more or less, to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 13;

Thence South along the West line of said Northeast Quarter of the Northeast Quarter, a distance of 160.6 feet;

Thence South  $89^{\circ}33'$  East, a distance of 1,275 feet, more or less, to the East line of said Section 13;

Thence North along the East line of said Section, a distance of 314.8 feet, more or less, to the point of beginning,

EXCEPT the East 40 feet of that portion of the subject property lying within Section 13, Township 34 North, Range 3 East of the Willamette Meridian, as conveyed to John Krangness by deed recorded April 4, 1924, in Volume 132 of Deeds, page 576;

Situated in Skagit County, Washington.