

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



201609230171

Skagit County Auditor

\$78.00

9/23/2016 Page

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6 3:58PM

Grantor: Skagit Horticulture LLC, a Washington limited liability company  
Grantee: MV Real Estate Holdings LLC, a Washington limited liability company  
Abbrev. Legal Description: PTN NW, Sec. 32, T34N, R4EWM  
Assessor's Tax Parcel Nos.: 340432-2-026-0004; 340432-0-034-0008; 340432-2-029-0001;  
340432-2-025-0005; 340432-2-017-0005; 340432-2-015-0007;  
340432-2-014-0008; 340432-2-011-0400; 340423-2-011-0300

### 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

#### GRANTOR:

SKAGIT HORTICULTURE LLC

By: Daniel R. Baty

Name: Daniel R. Baty

Title: Manager

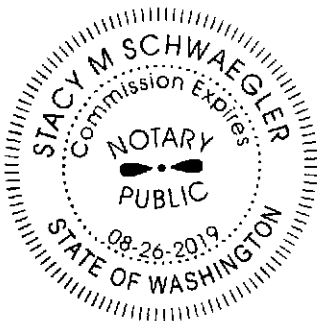
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 4326  
SEP 23 2016

Amount Paid \$0  
Skagit Co. Treasurer  
By ham Deputy

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 A:**

The North 165 feet of the Southwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT roads;

AND EXCEPT the South 45 feet of the West 120 feet thereof lying East of the former U.S. Highway 99;

AND ALSO EXCEPT all that portion thereof lying East of a line 295 feet West of Drainage Ditch No. 17.

Situated in Skagit County, Washington

**PARCEL B:**

That portion of the North 165 feet of the Southwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, lying East of the drainage ditch of Drainage District No. 17;

EXCEPT that portion of said premises conveyed to the State of Washington for Primary State Highway No. 1, by deed recorded March 12, 1972, under Auditor's File No. 764259, records of Skagit County, Washington.

**PARCEL C:**

The East 60 feet of that portion of the North 165 feet of the Southwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, lying West of drainage ditch of Drainage District No. 17.

**PARCEL C1:**

A non-exclusive easement for ingress and egress over and across the North 16.5 feet of said Southwest Quarter of the Northwest Quarter lying West of a point 60 feet West of aforesaid drainage ditch and East of Old Highway 99.

Situated in Skagit County, Washington

**PARCEL D:**

That portion of the Southwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of said subdivision with a point 60 feet West of the West line of the drainage ditch of Drainage District No. 17;  
Thence South 165 feet;  
Thence West 235 feet;  
Thence North 165 feet;  
Thence East 235 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL E:

That portion of the North Half of the South Half of the Northwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said North Half of the South Half of the Northwest Quarter of the Northwest Quarter, 30 feet East of the Southwest corner thereof, said point being the East line of the State Highway "99" right of way, as said highway existed on January 7, 1954;  
Thence East along the South line of said North Half of the South Half of the Northwest Quarter of the Northwest Quarter, 188 feet;  
Thence North parallel with the West line of said subdivision 200 feet;  
Thence West 188 feet to the East line of said State Highway right of way;  
Thence South along the East line of said highway right of way, 200 feet to the point of beginning;

TOGETHER WITH that portion of the North Half of the South Half of the Northwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning a point on the South line of said North Half of the South Half of said Northwest Quarter of the Northwest Quarter, 30 feet East of the Southwest corner thereof, said point being on the East line of the State Highway 99 right of way, as said highway existed on January 7, 1954;  
Thence North along the East line of said State Highway right of way, 200 feet;  
Thence East 144 feet to the true point of beginning;  
Thence continue East 44 feet;  
Thence North parallel to the West line of said Northwest Quarter, 8.0 feet;  
Thence West 44 feet;  
Thence South 8.0 feet to the true point of beginning;

EXCEPT the North 6.13 feet thereof;

AND ALSO TOGETHER WITH the following described parcel:

The South 1.87 feet of the West 144.00 feet of that portion of the North Half of the South Half of the Northwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the State Highway, 200 feet North of the South line of said North Half of the South Half of the Northwest Quarter of the Northwest Quarter of said Section 32;  
Thence East 144 feet;  
Thence North parallel to the West line of said Northwest Quarter of the Northwest Quarter, 8 feet;  
Thence East 44 feet, more or less, to a line which is distant 218 feet East of and parallel to the West line of said Northwest Quarter of the Northwest Quarter;  
Thence North along said parallel line 122 feet, more or less, to the North line of said North Half of the South Half of the Northwest Quarter of the Northwest Quarter;  
Thence West along said North line 188 feet, more or less, to the East line of said State Highway;  
Thence South along said East line 130 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL F:

The North Half of the South Half of the Northwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the West 218 feet thereof;

AND EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed dated January 29, 1953 and recorded February 12, 1953, under Auditor's File No. 485836, records of Skagit County, Washington and deed recorded December 21, 1971, under Auditor's File No. 762101, records of Skagit County, Washington;

Situated in Skagit County, Washington

PARCEL G:

The South 330 feet of the Northwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian;

AND EXCEPT Old State Highway 99 along the West line thereof;

AND ALSO EXCEPT that portion conveyed to the State of Washington for Primary State Highway No. 1 along the East line thereof, by deed dated February 3, 1953, recorded March 12, 1953, under Auditor's File No. 485839, records of Skagit County, Washington;

AND ALSO EXCEPT that portion, if any, lying within the North Half of the South Half of the Northwest Quarter of the Northwest Quarter;

AND ALSO EXCEPT that portion thereof condemned by the State of Washington for highway purposes in Skagit County Superior Court Cause No. 33040.

TOGETHER with that portion per Judgment Quieting Title to Real Property Case No. 09-2-00427-7 as follows:

That portion of the South Half of the South Half of the Northwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East, W.M., lying North of the North line of the South 330 feet of said South Half of the South Half, West of the right of way of Interstate Highway 5, and East of the Old Highway 99 County Road: EXCEPT any interest held by Skagit County Drainage District No. 17 as set forth in Skagit County Superior Court Cause No. 5271.

Situated in Skagit County, Washington

PARCEL H:

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 94-033, approved September 26, 1944 and recorded September 30, 1997, in Volume 11 of Short Plats, pages 121 and 122, under Auditor's File No. 9409300084, records of Skagit County, Washington; being a portion of the North Half of the Northwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL I:

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 94-033, approved September 26, 1944 and recorded September 30, 1997, in Volume 11 of Short Plats, pages 121 and 122, under Auditor's File No. 9409300084, records of Skagit County, Washington; being a portion of the North Half of the Northwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.