

When Recorded Please Return To:
LAWRENCE A. PIRKLE
PO Box 1788
Mount Vernon, WA 98273
(360) 336-6587

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165271
NOV 21 2016

Amount Paid \$ ☒
Skagit Co. Treasurer
By *AF* Deputy

Skagit County Auditor
11/21/2016 Page

1 of

\$76.00
4 12:35PM

QUIT CLAIM DEED

THE GRANTOR, WALTNER FAMILY FARMS, L.P., a Washington Limited Partnership, for and in consideration of distribution from Limited Partnership, pursuant to IRC Section 731, WAC 458-61A-212 (2f)), conveys and quit claims to GRANTEE, SCOTT S. WALTNER, a married person as his separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel No: P16725 330417-2-003-0001

DR 17: DK 3: N 50RDS OF SW1/4 NW1/4 LESS SLO & DTCH R/W & TAX 3

Assessor's Parcel No: P16727 330417-2-005-0009

DR 17: DK 3: N 50RDS OF SE1/4 NW1/4 EXC DTCH

Assessor's Parcel No: P16728 330417-2-006-0008

Ptn S 1/2 of NW 1/4, 17-33-4 E W.M. Aka Tr. B, SP 28-83, AF #8309280033.

Abbreviated legal description more fully described on Exhibit "A" and incorporated herein by this reference.

Subject to all covenants, conditions restrictions, reservations, agreements, easements and assessments of record, if any.

Dated 16th day of November, 2016.

WALTNER FAMILY FARMS, L.P.

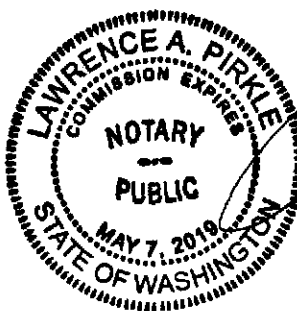
by: [Signature]
BRIAN G. WALTNER, General Partner

by: [Signature]
SCOTT S. WALTNER, General Partner

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that BRIAN G. WALTNER is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as a General Partner of WALTNER FAMILY FARMS, L.P., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 16th day of November, 2016.

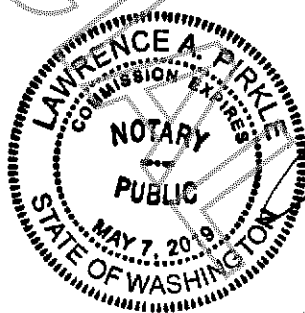


[Signature]
LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/19

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that SCOTT S. WALTNER is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as a General Partner of WALTNER FAMILY FARMS, L.P., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 16th day of November, 2016.



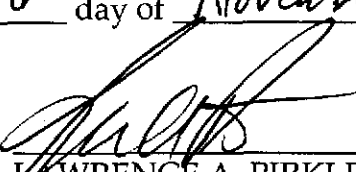

LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/19

EXHIBIT "A"

Assessor's Parcel No: 330417-2-003-0001 P16725 & 330417-2-005-0009 P16727

The South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 4 East, W.M.
EXCEPT that portion conveyed to John Krangnes by deed recorded in Volume 63 of Deeds,
Page 284, described as the South 30 acres of said South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$;

AND EXCEPT roads;

AND EXCEPT Drainage District No. 17 rights-of-way along the West, South and East lines
thereof;

AND EXCEPT that portion thereof described as follows:

Beginning at a point on the West line of said subdivision, which point bears South $0^{\circ}19'54''$ West
a distance of 517.00 feet from the Northwest corner of said South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$; thence
South $89^{\circ}40'06''$ East a distance of 30.00 feet to a point on the East line of the State Highway
right of way, and which point is the true point of beginning of this description; thence South
 $89^{\circ}40'06''$ East a distance of 310.00 feet; thence South $0^{\circ}19'54''$ West a distance of 313.00 feet,
more or less, to the North line of that certain tract conveyed to John Krangnes by deed signed
June 9, 1906 and recorded June 11, 1906, in Volume 63 of Deeds, at page 284, described as the
"South 30 acres of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, EXCEPT county roads"; thence Westerly
along the North line of said Krangnes tract to the East line of said State Highway right of way;
thence North $0^{\circ}19'54''$ East along the East line of said State Highway right of way to the true
point of beginning,
EXCEPT ditch rights of way.

Assessor's Parcel No: 330417-2-006-0008 P16728

Tract "B" of Skagit County Short Plat No. 28-83, approved September 28, 1983 and
recorded September 28, 1983 under Auditor's File No. 8309280033 in Book 6 of Short
Plats, page 85, EXCEPT that portion thereof described as follows:

Beginning at a point on the South line of Tract "B" at a point which lies 30 feet East of
the SE corner of Tract "A" of said Short Plat;
thence West 30 feet to said SE corner;
thence Northerly and Northwesterly along the Easterly and Northeasterly lines of
said Tract "A" to the Northerly most corner thereof;
thence North along the Westerly line of Tract "B" to a point which lies 77 feet South
of the NW corner thereof;
thence East parallel to the South line of Tract "B" to a point which lies North 0 degree
 $46'47''$ East of the point of beginning;
thence South 0 degree $46'47''$ West to the point of beginning.

All of the above being a portion of the NW $\frac{1}{4}$ of Section 17, Township 33 North,
Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.