



201612150043

Skagit County Auditor

\$76.00

12/15/2016 Page

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4 11:41AM

After Recording Return to:

Edison Fields LLC
1950 Discovery Heights Dr
Bellingham WA 98226

CHICAGO TITLE 620029119 4/76

STATUTORY WARRANTY DEED

Grantor: PACIFICA POPLARS INC., fna MB POPLAR, INC.
Grantee: EDISON FIELDS, LLC
Legal Description: Ptns S½ NW¼ and N½ SW¼ 4-35-3, Skagit Cty, WA Add'l on P. 1
Tax Parcel Nos. P33793 / 350304-2-002-0006

THE GRANTOR, PACIFICA POPLARS INC., a Delaware corporation, formerly known as MB POPLAR, INC., a Delaware corporation, for and in consideration of SEVEN HUNDRED SEVENTY-FIVE THOUSAND AND NO/100THS DOLLARS (\$775,000.00), in hand paid, conveys and warrants to EDISON FIELDS, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington.

The South Half of the Northwest Quarter and the North Half of the Southwest Quarter in Section 4, Township 35 North, Range 3 East of the Willamette Meridian;

EXCEPT roads and drainage ditch rights-of-way;

AND EXCEPT that portion, if any, lying South of the North line of the South 80 acres of said Southwest Quarter in Section 4;

Situate in the County of Skagit, State of Washington

SUBJECT TO: Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

UNRECORDED

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line,
together with necessary appurtenances
Recording Date: September 3, 1935
Recording No.: 272270

AND SUBJECT TO: Easement(s) for the purpose(s) shown below and
rights incidental thereto, as granted in a document:

Granted to: Blanchard-Edison Water District
Purpose: Pipe or pipes, line or lines for the transportation
of water together with the right of ingress and
egress to and from the same.
Recording Date: June 20, 1957
Recording No.: 552789

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AND SUBJECT TO: Record of Survey

Recording Date: December 11, 1997
Recording No.: 9712110006

20165637
DEC 15 2016

Amount Paid \$ 13,800.00
Skagit Co. Treasurer
By MCG Deputy

AND SUBJECT TO: Notice re: Bylaws and Service Area

Recording Date: November 16, 2009
Recording No.: 200911160063
Regarding: Blanchard-Edison Water Association

AND SUBJECT TO: 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.

AND SUBJECT TO: Paramount rights and easements in favor of the
United States for commerce, navigation, fisheries and the production of
power.

AND SUBJECT TO: 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,

INCLUDING AN UNRECORDED PASTURE LEASE FROM PACIFIC
POPLARS, INC. TO JAY BRECKENRIDGE DATED JANUARY 15,
2016 AND TERMINATING JANUARY 15, 2017.

AND SUBJECT TO: Terms and conditions contained in Application for
Current Use Classification (entered into pursuant to RCW 84.33 4); Notice
of Approval

Recorded: April 20, 1971
Auditor's No.: 751422, records of Skagit County, Washington
Classification: Farm and Agricultural Land

Transfer thereof:

Recorded: July 9, 1975
Auditor's No.: 820291, records of Skagit County, Washington

The property described herein may be subject to additional taxes,
assessments, interest, and penalties upon withdrawal from said
classification or change in use.

AND SUBJECT TO: Assessments, if any, levied by Blanchard-Edison
Water District.

AND SUBJECT TO: City, county or local improvement district
assessments, if any.

LIMITATIONS OF GRANTOR'S WARRANTY:

Seller's warranty under this deed expressly excludes any warranty as to location
of any boundary line or ownership in the vicinity of any boundary line, claims by
adverse possession and/or prescriptive easements and/or encroachments, the
locations of the corners, or the quantity of land conveyed. Any warranty,
express or implied, in the purchase and sale agreement concerning any boundary
line is merged into this deed and does not survive the giving of this deed, which
constitutes the full agreement between the parties.

DATED this 13th day of DECEMBER, 2016.

PACIFICA POPLARS INC.

By Carlo Dal Monte
CARLO DAL MONTE (Print Name)
VICE PRESIDENT (Title)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Carlo Dal Monte is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of PACIFICA POPLARS INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 13th day of December, 2016

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

Kathryn A. Freeman
Kathryn A. Freeman
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Snohomish CO
My commission expires 9-01-2018

ACCEPTED Dec. 14, 2016.

EDISON FIELDS, LLC

By Greg Hinton
Greg Hinton (Print Name)
manager (Title)