

After recording return to:

Sallye Quinn  
BARRON SMITH DAUGERT, PLLC  
PO Box 5008  
Bellingham, WA 98227



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Skagit County Auditor

\$80.00

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GUARDIAN NORTHWEST TITLE CO.

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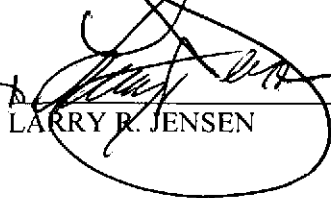
**Document Title:** Statutory Warranty Deed  
**Ref. # of Related Docs:** N/A  
**Grantor:** Larry R. Jensen  
**Grantee:** Skagit Farmland, LLC  
**Abbrev. Legal Descrip.** Section 19, Township 34 North, Range 2 East, Ptn. NW ¼; and Section 24, Township 34 North, Range 2 East, Ptn. NE ¼  
**Parcel Numbers:** P122144, 340224-0-002-0400, P122143, 340224-0-001-0100, P20708, 340224-1-001-0007, P22140, 340319-0-001-0005, P22141, 340319-0-002-0004, P20709, 340224-1-002-0006

### STATUTORY WARRANTY DEED

Grantor, Larry R. Jensen, an individual as his separate property, for valuable consideration which he acknowledges having received, conveys and warrants to Skagit Farmland, LLC, a Washington limited liability company, the real property in Skagit County, State of Washington, described in **EXHIBIT A** attached hereto and incorporated herein by this reference, subject to those liens, charges and encumbrances described in **EXHIBIT B** attached hereto and incorporated herein by this reference.

Dated effective as of the 5<sup>th</sup> day of March, 2018

GRANTORS:

  
LARRY R. JENSEN

Date

3-5-18

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018881

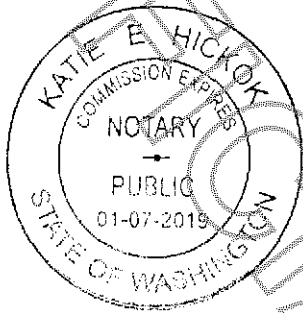
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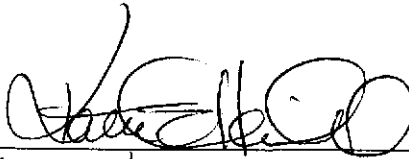
Amount Paid \$66,755.<sup>00</sup>  
Skagit Co. Treasurer  
By *Ham* Deputy

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Larry R. Jensen, and on oath stated that he is authorized to execute this Statutory Warranty Deed, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes mentioned in it.

Dated this 5<sup>th</sup> day of March, 2018.



  
Signature \_\_\_\_\_  
Printed Name Katie E Hickok  
Notary Public in and for the State of Washington  
residing at Waveren  
My Commission expires 1-7-19

**EXHIBIT A  
LEGAL DESCRIPTION**

Those portions of both Lot 4 of Short Plat No. PL00-0408, approved July 31, 2002 and recorded as Auditor's File No. 200208010118, records of Skagit County, Washington, and of Lot 4 of Short Plat No. PL02-0485, approved September 13, 2002 and recorded as Auditor's File No. 200209160059, records of Skagit County, Washington, lying Southerly and Easterly of the following described line:

Beginning at the Southeast corner of said Lot 4, Short Plat No. PL02-0485; thence Westerly along the South line of said Lot 4 to the Southeast corner of said Section 13, as shown on the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington; thence North  $89^{\circ}21'46''$  West a distance of 2070.66 feet along an existing ditch to a line that is 40 feet East of and parallel with the East line of said "Plat of Skagit Beach No. 1"; thence South  $45^{\circ}28'30''$  West a distance of 229.39 feet along said parallel line; thence South  $09^{\circ}44'00''$  West a distance of 53.06 feet along said parallel line to an existing ditch; thence South  $66^{\circ}31'59''$  East a distance of 18.50 feet along said ditch; thence South  $32^{\circ}54'23''$  East a distance of 22.50 feet along said ditch; thence South  $10^{\circ}11'32''$  East a distance of 38.03 feet along said ditch; thence South  $01^{\circ}18'54''$  West a distance of 161.19 feet along said ditch; thence South  $02^{\circ}55'57''$  East a distance of 65.76 feet along said ditch; thence South  $17^{\circ}42'52''$  East a distance of 84.23 feet along said ditch; thence South  $31^{\circ}14'08''$  East a distance of 81.72 feet along said ditch; thence South  $39^{\circ}47'07''$  East a distance of 108.82 feet along said ditch; thence South  $48^{\circ}43'40''$  East a distance of 131.89 feet along said ditch; thence South  $29^{\circ}41'21''$  East a distance of 110.25 feet along said ditch; thence South  $12^{\circ}50'42''$  East a distance of 174.01 feet along said ditch; thence South  $16^{\circ}17'21''$  East a distance of 137.92 feet along said ditch; thence South  $21^{\circ}45'41''$  East a distance of 105.65 feet along said ditch; thence South  $42^{\circ}03'59''$  East a distance of 161.32 feet along said ditch; thence South  $53^{\circ}43'28''$  East a distance of 133.16 feet along said ditch; thence South  $49^{\circ}24'40''$  East a distance of 115.89 feet along said ditch; thence South  $68^{\circ}41'03''$  East a distance of 162.43 feet along said ditch; thence South  $01^{\circ}21'14''$  East a distance of 61.40 feet along said ditch; thence South  $19^{\circ}06'04''$  West a distance of 93.09 feet along said ditch; thence South  $14^{\circ}08'21''$  West a distance of 69.28 feet along said ditch; thence South  $29^{\circ}51'07''$  East a distance of 100.06 feet along said ditch; thence South  $58^{\circ}48'26''$  East a distance of 98.92 feet along said ditch; thence South  $70^{\circ}48'24''$  East a distance of 102.92 feet along said ditch; thence South  $58^{\circ}20'31''$  East a distance of 90.89 feet along said ditch; thence South  $31^{\circ}17'46''$  East a distance of 194.07 feet along said ditch; thence South  $40^{\circ}36'49''$  East a distance of 57.94 feet along said ditch; thence South  $44^{\circ}44'37''$  East a distance of 72.81 feet along said ditch; thence South  $22^{\circ}10'31''$  East a distance of 126.83 feet along said ditch; thence South  $05^{\circ}21'14''$  East a distance of 121.88 feet along said ditch; thence South  $00^{\circ}34'30''$  West a distance of 57.89 feet to the South line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 24 and the terminus of said line at a point that is North  $89^{\circ}25'30''$  West a distance of 836.36 feet from the Southeast corner of said subdivision (East  $\frac{1}{4}$  corner of said Section 24).

ALL of the above being portions of Section 24, in Township 34 North, Range 2 East W.M., and being a portion of Section 19, Township 34 North, Range 3 East W.M..

TOGETHER WITH a non-exclusive easement for ingress, egress, utilities and irrigation over, across, under and through a strip of land 30 feet in width lying Westerly of the East line of the following described tract of land:

Government Lot 4, of Section 18, Township 34 north, Range 3 East, W.M.

Government Lot 3, that portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  lying South and West of Higgins Slough, and that portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  lying West of Higgins Slough, all in Section 18, Township 34 North, Range 3 East, W.M.

The above described easement commences on the South line of said Government Lot 4, and terminates on the East line of Government Lot 2, of said Section 18.

**EXHIBIT B  
EXCEPTIONS**

**A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Mary A. Borchard, et al  
And: J. Herbert Gardiner, et ux  
Dated: November 30, 1962  
Recorded: December 6, 1962  
Auditor's No: 629376  
Regarding: The use and upkeep of a water line

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Drainage District No. 19 of Skagit County, Washington  
Recorded: October 25, 1963  
Auditor's No: 642421  
Purpose: Drainage purposes and to prevent overflow of salt water

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Frank R. Thurman, et ux  
Recorded: July 26, 1963  
Auditor's No: 638852  
Purpose: Ingress and egress  
Area Affected: East 30 feet of the South 226 feet of Government Lot 2

**D. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED  
AGRICULTURAL RESOURCE LANDS BY SKAGIT COUNTY**

Executed By: Triple J Enterprises  
Recorded: February 3, 1998  
Auditor's No: 9802030050

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

**E. Terms and conditions of Boundary Line Declaration recorded June 20, 2000 under Auditor's File  
No. 200006200052, records of Skagit County, Washington.**

**F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit County, a political subdivision of the State of Washington  
Dated: June 27, 2000  
Recorded: June 30, 2000  
Auditor's No: 200006300061  
Purpose: Conservation

Area Affected: Portion of subject property

G. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED "SPECIAL FLOOD HAZARD AREA" LANDS BY SKAGIT COUNTY.

Executed By: Triple J Enterprises  
Recorded: June 20, 2002  
Auditor's No: 200206200016

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

H. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED "NATURAL RESOURCE LANDS" BY SKAGIT COUNTY.

Executed By: Triple J Enterprises  
Recorded: June 20, 2002  
Auditor's No: 200206200017

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

I. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED "SPECIAL FLOOD HAZARD AREA" LANDS BY SKAGIT COUNTY.

Executed By: Triple J Enterprises  
Recorded: May 6, 2003  
Auditor's No: 200305060121

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. PL-00-0408  
Recorded: August 1, 2002  
Auditor's No: 200208010118

K. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Short Plat No.: PL-02-0485

Recorded: September 16, 2002  
Auditor's No: 200209160059

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Triple J Enterprises  
Recorded: September 19, 2002  
Auditor's No.: 200209190152

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

M. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 28, 2014  
Auditor's No.: 201410280081

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Robert Hayton, et ux  
Recorded: September 9, 2002  
Auditor's No. 200209190153  
Purpose: Two ingress, egress and utility easements  
Area Affected:  
Easterly 30 feet of subject property and a Northwesterly 30 foot wide portion of the subject property  
Said Easement document includes an Agreement pertaining to irrigation issues.

O. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Higgins Slough

Affects:

Easement portion of subject property

P. Matters disclosed by an unrecorded ALTA/NSPS Survey dated March 1, 2018 and prepared by Semrau Engineering and Surveying, as Job No. 4480C, and submitted with the application for title insurance.