



201805110047

05/11/2018 10:51 AM Pages: 1 of 7 Fees: \$80.00
Skagit County Auditor

When recorded return to:

General Mills Operations, LLC
One General Mills Boulevard
Minneapolis, MN 55426
Attn: Real Estate Director

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181937
MAY 11 2018

Recorded at the request of:

Guardian Northwest Title
File Number: _____

Amount Paid \$ 12,020.00
Skagit Co. Treasurer
By mdm Deputy

BARGAIN AND SALE DEED

115217
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Eugene B. Kahn as his separate estate for and in consideration of TEN DOLLARS (\$ 10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, bargains, sells, and conveys to General Mills Operations, LLC, a Delaware limited liability company the real estate situated in the County of Skagit, State of Washington and legally described on Exhibit A, subject only to the Permitted Exceptions set forth on Exhibit B.

Dated: May 2018

April 30, 2018

Eugene B. Kahn
Eugene B. Kahn

P45390 P45374 P45388
P45391 P109226 P45617
P45373

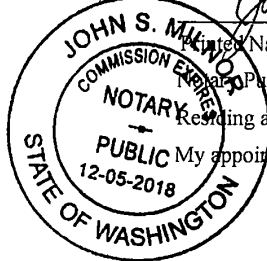
PTN SE 1/4 of SECTION 20
GONT LT 1 of SECTION 29
both in TWP 35 - R 10

STATE OF WA }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eugene B. Kahn, the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: April 30, 2018

John S. Milnor



Printed Name: John S. Milnor

Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 12/5/2018

Exhibit A
(Legal Description)

Parcel "E":

Lot 1, Short Plat No. 96-054, approved July 23, 1996, recorded August 28, 1996 in Volume 12 of Short Plats, pages 138 and 139, under Auditor's File No. 9608280066 and being a portion of the Southeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 10 East, W.M.

TOGETHER WITH a non- exclusive easement for ingress, egress and utilities 30 feet in width over, under and across that portion of Government Lots 1 and 2 of Section 21, Township 35 North, Range 10 East, W.M. and Government Lots 1 and 2 of Section 29, Township 35 North, Range 10 East, W.M. as conveyed under Auditor's File Nos. 9606170014 and 9606240076 and as more particularly shown on the face of said short plat.

Parcel "G":

The South $\frac{1}{2}$ of Government Lot 1 of Section 20, Township 35 North, Range 10 East, W.M.; EXCEPT the East 300 feet thereof; and all of Government Lot 1 of Section 29, Township 35 North, Range 10 East, W.M.; EXCEPTING from all the above that any portion lying within State Highway 20, AND EXCEPTING that portion lying Southeasterly of State Highway 20; ALSO EXCEPT that portion conveyed to Small Planet Foods by Deeds recorded under Skagit County Auditor's File Nos. 200504270148 and 200504270149.

Parcel "H":

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 10 East W.M., EXCEPT the East 363 feet thereof.

Tax Parcel Number(s): P45388, 351020-4-001-0004, P45390, 351020-4-002-0003, P45391, 351020-4-003-0002, P109226, 351020-4-001-0300, P45617, 351029-0-001-0003, P45373, 351020-0-001-0101, P45374, 351020-0-001-0200

Exhibit B
(Permitted Exceptions)

1. (1) Unpatented mining claims; (2) reservations or exceptions in patents or in acts authorizing the issuance thereof; (3) Water rights, claims or title to water; whether or not the matters excepted under (1), (2) or (3) are shown by the public records; (4) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgages thereon covered by this Policy.
3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Commercial Due Diligence Services on dated Marc 7, 2018, CDS Project Number 18-01-0161.
 1. Wooden Post and Rail Fence Encroaches into R.O.W. up to 4.1 feet
 2. Gravel drive encroaches beyond Access Easement up to 6.7 feet.
 3. Domed silo located on the southern boundary line of Parcel E.
 4. Gravel drive in Southeasterly corner of Parcel E apparently serving adjacent, to the East, Lot 2 of Short Plat No. 96-054.
4. Any tax, fee, assessments or charges as may be levied by Unnamed Association referenced in Auditor's File Nos. 9606170014, 9608280067 and 200401270107.
5. Said lands have been reclassified for tax purposes, notice of which is given by instrument as herein set forth. They will be subject to further taxation and interest thereupon as provided by Chapter 84.33 and 84.34 R.C.W. upon withdrawal from such classification or change in use.

 Reclassified As: Farm and Agricultural Recorded: August 29, 1971
 Auditor's No.: 751914 Affects: P45388 and P45391
6. Said lands have been reclassified for tax purposes, notice of which is given by instrument as herein set forth. They will be subject to further taxation and interest thereupon as provided by Chapter 84.33 and 84.34 R.C.W. upon withdrawal from such classification or change in use.

 Reclassified As: Open Space Recorded: May 5, 2005
 Auditor's No.: 200505050090 Affects: Parcel "H"
7. Easement, including terms and provisions thereof:

Grantee:	Continental Telephone Easement
Dated:	April 20, 1977
Recorded:	May 3, 197
Auditor's No.	855704
Purpose:	"...lines of telephone..."
Area Affected:	A 5 foot wide strip of land together with prohibitions against blasting
Affects:	Parcel "G"

A survey recorded as Auditor's File No. 200510180073 partially delineates said easement along the Northerly side of Highway 20.

8. Easement, including terms and provisions thereof:
- Grantee: Eugene B. Kahn, et al
Dated: June 7, 1996
Recorded: June 17, 1996
Auditor's No. 9606170014
Purpose: Ingress, egress and utilities
Area Affected: A 30 foot wide strip of land
Affects: Portion of Parcel "G"
Said document was amended by Memorandum of Termination recorded _____, 2018
as Skagit County Auditor's File No. _____.
9. Easement, including terms and provisions thereof:
- Grantee: Cascadian Farm Incorporated
Dated: June 20, 1996
Recorded: June 24, 1996
Auditor's No. 9606240076
Purpose: Ingress, egress and utilities
Area Affected: A 30 foot wide strip of land
Affects: Portion of Parcel "G"
Said document was amended by Memorandum of Termination recorded _____, 2018
as Skagit County Auditor's File No. _____.
10. Protective covenants, easements and/or assessments, but omitting restrictions, if any,
based on race, color, religion or national origin:
- Dated: June 28, 1996
Recorded: August 28, 1996
Auditor's No.: 9608280067
Executed By: Cascadian Farm, Inc., et al
Affects: Parcels "E" and "G"
Said document was amended by Memorandum of Termination recorded _____, 2018
as Skagit County Auditor's File No. _____.
11. Road Maintenance Agreement, and the terms and provisions thereof:
- Between: Eugene B. Kahn and Russell Johnson, Tammy Johnson, James
Meyer, Harlan Meyer, Small Planet Foods, Inc.
Dated: December 22, 2003
Recorded: January 27, 2004
Auditor's No.: 200401270107
Regarding: Road maintenance association
Affects: Subject property and other property
12. 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. 96-054
Recorded: August 28, 1996
Auditor's No.: 9608280066
Affects: Parcel "E" and other property

13. Lenora Hudson and Nettie Matthews variance for subdivision of land:
- Recorded: January 28, 1985
 Auditor's No.: 8501280006
 Document Title: Variance
 Regarding: Subdivision of land
 Affects: Parcel "G"
14. Application for special use permit for construction of a moveable building:
- Recorded: August 9, 1989
 Auditor's No.: 8908090047
 Document Title: Special Use Permit
 Regarding: Moveable sales building
 Affects: Parcel "G"
15. Variance for subdivision and right of way access:
- Parties: Gene Kahn, Cascadian Farms
 Recorded: April 24, 1996
 Auditor's No.: 9604240061
 Document Title: Variance
 Regarding: Subdivision and right-of-way access
 Affects: Parcel "E"
16. Title Notification designating rural resource land:
- Recorded: October 19, 2000
 Auditor's No.: 200010190013
 Document Title: Title Notification
 Regarding: Designated Rural Resource Lands
 Affects: Parcel "G"
17. Provisions and matters regarding Boundary Line Adjustments set forth on documents recorded under Auditor's File Nos. 8610170001, 8807050013, 9606170017, 200504270148 and 200504270149.
18. Utility Easement for gas and electricity, including the terms and provisions thereof:
- Grantor: Eugene B. Kahn
 Grantee: Puget Sound Power & Light Company, a Washington corporation
 Dated: February 12, 1988
 Recorded: March 4, 1988
 Auditor's No. 8803040045
 Area Affected: Portion of the Northeast ¼ of the Southeast ¼ of Section 20, Township 35 North, Range 10 East being located as constructed or to be constructed on the described property – Affects Parcel "E"
19. Restrictive covenant:
- Dated: April 13, 1993
 Recorded: April 21, 1993
 Auditor's No.: 9304210085
 Executed By: Eugene B. Kahn for Cascadian Farm, Inc.
 Affects: Parcel "E"

20. Restrictive covenant:
- Grantee: Skagit Land Trust
Dated: December 21, 2004
Recorded: December 22, 2004
Auditor's No.: 200412220156
Purpose: Conservation Easement
Area Affected: Parcel "E"
Said easement supersedes Auditor's File No. 9512290145.
21. Statutory Quitclaim Deed:
- Grantor: Peter Cuthbert
Grantee: Francis Clifford
Recorded: June 30, 1966
Auditor's No.: 684927
As Follows: Excepting and reserving unto the Grantor all mineral rights in and to said premises
Affects: Parcel "G"
22. Deed of Gift:
- Grantor: Francis Clifford
In Favor Of: Nettie Mae Matthews, as her separate property
Recorded: June 30, 1982
Auditor's No.: 8206300038
Purpose: Ingress, egress and utilities
Affects: Portion of Parcel "G"
23. Easement overhead and underground:
- Grantor: City of Seattle
Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: June 22, 1982
Recorded: July 23, 1982
Auditor's No.: 8207230008
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Area Affected: Portion of Parcel "G"
24. Easement and provisions therein:
- Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: February 11, 1988
Recorded: March 4, 1988
Auditor's No.: 8803040047
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Area Affected: Portion of Parcel "G"

25. Easement, including the terms and provisions thereof:
- Grantor: Eugene Kahn and Ester Kahn
Grantee: Puget Sound Energy, Inc.
Recorded: July 9, 2012
Auditor's No. 201207090089
Purpose: Electrical facilities
Affects: Portion of Parcel "G"
26. Easement and provisions therein:
- Grantor: Eugene Kahn and Ester Kahn
Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: September 17, 1991
Recorded: September 8, 1992
Auditor's No. 9209080108
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: 10 and 15 foot wide portions of the subject property
Said Instrument is a re-recording of instrument recorded under Auditor's File No. 9110020101.
27. Memorandum of Termination
- Grantor: Small Planet Foods, Inc.
General Mills Operations, LLC
Eugene B. Kahn
Grantee: The Public
Dated: May 1, 2018
Recorded: _____
Auditor's No. _____
Purpose: Extinguish leasehold estate and rights in easements
Area Affected: Parcels "A" and "B"