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1500 Railroad Avenue
Bellingham, WA 98225
(360) 671-1796



201809140099

09/14/2018 03:07 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

QUITCLAIM DEED

Grantor(s): MUKHTIAR FARMS (USA), INC.
Grantee(s): BALWANT SINGH NEGER
Legal Description: Ptn. SW ¼ SW ¼ of Sec. 35-T36N-R3E;
Ptn. Gov't Lots 3-4, Sec. 2-T35N-R3E;
Ptn. NW ¼ & SW ¼ of Sec. 2-T35N-R3E; and
Ptn. NE ¼ & SE/4 of Sec. 2-T35N-R3E
Tax Parcel No(s): P33650, P33655, P48667, P48729, P33648, P33645,
P106234, P33646, P33649, P33675, P33704, and P33651
Ref. No. of Related Doc(s):

THE GRANTOR, **MUKHTIAR FARMS (USA), INC.**, a Washington corporation, for and in valuable consideration received does hereby quit claim to **BALWANT SINGH NEGER**, an individual, its entire interest in the real estate which is legally described below, including all after acquired title, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated this 13th day of September, 2018.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20180914
SEP 14 2018

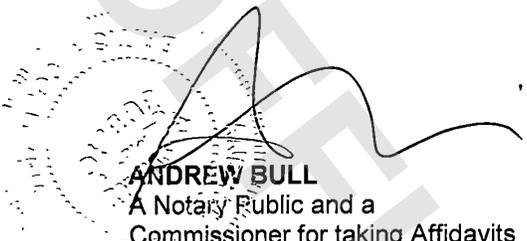
Amount Paid \$ 104.00
By *MB* Skagit, Co. Treasurer Deputy

MUKHTIAR FARMS (USA), INC.

Bhagat Singh Neger
Bhagat Singh Neger, President

NOTARY

On the 13th day of September, 2018 in Vancouver, British Columbia, before me personally appeared Bhagat Singh Neger, known to me to be the President of Mukhtiar Farms (USA) Inc., who executed the within and foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of Mukhtiar Farms (USA) Inc., for the uses and purposes therein mentioned.



ANDREW BULL
A Notary Public and a
Commissioner for taking Affidavits
for the Province of British Columbia
My commission expires: N/A

ANDREW BULL
Barrister & Solicitor
1700-1185 W. GEORGIA ST.
VANCOUVER, B.C. V6E 4E6
604-689-8000

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel "A":

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 36 North, Range 3 East, Willamette Meridian, lying South of the North Samish River, as now re-located, by deed dated December 13, 1974 and recorded December 17, 1974 as Auditor's File No. 811284,

Situate in the County of Skagit, State of Washington.

Parcel "B":

That portion of Government Lots 3 and 4, Section 2, Township 35 North, Range 3 East, Willamette Meridian, lying Southerly of the North Samish River; EXCEPT that portion thereof, if any, that might lie Easterly of the Westerly line of the Great Northern Railway right of way;

ALSO EXCEPT that portion, thereof, lying within the following described tract:

Beginning at the Southeast corner of said Government Lot 3; thence North along the East line of Government Lot 3 a distance of 45 rods; thence West 46 1/2 rods; thence South 11° 30' West 45 rods, more or less, to the South line of Government Lot 3; thence East to the point of beginning.

ALSO EXCEPT county road along the West line thereof.

ALSO EXCEPT the South 11 acres thereof, as conveyed to Harry G. Jackson by deed dated January 23, 1946 and recorded February 25, 1946 as Auditor's File No. 388708 in Volume 207 of Deeds, Page 38,

Situate in the County of Skagit, State of Washington.

Parcel "C":

The South 11 acres of the following described property:

Government Lot 4, Section 2, Township 35 North, Range 3 East, Willamette Meridian, EXCEPT road and that portion of Government Lot 3 in said Section described as follows:

Beginning at the Southwest corner of said Government Lot 3; thence East 420.75 feet; thence Northerly along the Easterly line of those premises conveyed to Harry G. Jackson by deed dated January 23, 1946, filed February 25, 1946, and File No. 388708 and recorded in Volume 297 of Deeds at Page 38 to the Westerly line of the Great Northern Railway Company's right of way; thence Northwesterly following said railroad right of way to the North line of said Government Lot 3; thence West to the Northwest corner of said Government Lot 3; thence South to the point of beginning.

(continued)

Situate in the County of Skagit, State of Washington,

Parcel "D":

That portion of the South 1/2 of the Northwest 1/4 and of the North 1/2 of the Southwest 1/4 of Section 2, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southeast corner of Government Lot 3, in said section; thence West to the Southwest corner of Government Lot 4 in said Section; thence South 882.75 feet; thence South 59 1/2° East to the South line of the Southwest 1/4 of the Northwest 1/4 of said Section; thence East 99 feet; thence South 99 feet; thence East parallel with said South line to the East line of the Northeast 1/4 of the Southwest 1/4 of said Section; thence North to the point of beginning; EXCEPT roads, ditch and railroad right of way, EXCEPT that portion of said premises lying Easterly of the Great Northern Railway Company's right of way, and EXCEPT that portion of said premises described as follows:

Beginning at the intersection of the East line of the County road with the Southwest line of said premises in the Southwest 1/4 of the Northwest 1/4 of said Section; thence South 59 1/2° East along said Southwesterly line 200 feet; thence North parallel to the East line of said County road 150 feet; thence North 59 1/2° West parallel with said Southwesterly line 200 feet to the East line of said County road; thence South along said East line 150 feet to the point of beginning.

ALSO, EXCEPT those portions described as follows:

1.) That portion of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Northwest 1/4; thence South 89° 48' 01" East, along the East/West centerline of said Section 2, a distance of 30.00 feet to the Easterly line of Worline Road; thence North 00° 02' 28" West, parallel to the West line of said Northwest 1/4 of Section 2, a distance of 395.00 to the true point of beginning; thence North 89° 57' 32" East, a distance of 76.01 feet to an intersection with the Southwesterly line of a tract conveyed to Gilbert Slind et ux., by deed recorded March 12, 1974 under Auditor's File No. 797733; thence North 59° 32' 28" West, along said Southwesterly line of the Slind Tract, a distance of 88.22 feet to a point on the Easterly line of Worline Road; thence South 00° 02' 28" East, parallel to the West line of said Section 2, a distance of 44.71 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

2.) That portion of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Northwest 1/4; thence South 89° 48' 01" East, along the East/West centerline of said Section 2, a distance of 30.00 feet to the Easterly line of Worline Road; thence North 00° 02' 28" West, parallel to the West line of said Northwest 1/4 of Section 2, a distance of 550.00 feet to the most Northerly corner of a tract conveyed to Gilbert Slind et ux., by deed recorded March 12, 1974 under Auditor's File No. 797733; thence South 59° 32' 28" East, along the Northeasterly line of said Slind Tract a distance of 78.37 feet to the true point of beginning; thence continuing South 59° 32' 28" East along said Northeasterly line a distance of 66.71 feet; thence North 00° 02' 28" West a

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distance of 33.86 feet; thence South 89° 57' 32" West a distance of 57.48 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "E":

That portion of Government Lot 3 in Section 2, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the intersection of the Westerly line of the Great Northern Railway Company's right of way and the South line of said Government Lot 3; thence West to a point 420.75 feet East of the Southwest corner of said Government Lot 3; thence Northerly along the Easterly line of those premises conveyed to Harry G. Jackson by deed dated January 23, 1946, filed February 25, 1946, as File No. 388708 and recorded in Volume 207 of deeds, at Page 38, to the Westerly line of said Railroad right of way; thence Southeasterly along said Westerly line to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "F":

That portion of the following described tract in the Southwest 1/4 of the Northwest 1/4 and in the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 35 North, Range 3 East, Willamette Meridian, which lies Northeasterly of the County road:

Beginning at a point on the West line of said Section, at a point which is 882.75 feet South of the Southwest corner of Government Lot 4, in said Section; thence South 59 1/2° East 858 feet, more or less, to the East and West center line of said Section; thence East 99 feet; thence South 99 feet; thence East 16.5 feet to intersect a line parallel with the distant 874.5 feet East of the West line of the Section; thence South along said parallel line to the South line of the Northwest 1/4 of the Southwest 1/4 of said Section; thence West to the West line of the Section; thence North to the point of beginning, EXCEPT road and ditch rights of way, and EXCEPT the following described tract:

Beginning at a point 1163.4 feet South and 734.4 feet East of the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 2 at the intersection of the East line of the County road and the North line of private road, as shown by the fences of said roads; thence North 70° East 174 feet to the bank of slough; thence following along slough bank South 49° 37' East 148 feet; thence South 4° 48' West 104 feet; thence South 31° 48' East 34 feet to the South line of said Northwest 1/4 of the Southwest 1/4; thence West 179 feet, more or less, along said South line to the East line of the County road; thence North 32° 15' West along road line to the point of beginning.

ALSO, EXCEPT that portion described as follows:

Beginning at a point 1163.4 feet South and 734.4 feet East of the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 2, at the intersection of the East line of the County road and the North line of a private road; thence North 70° East 174 feet to the bank of slough; thence Northwesterly along said slough to its intersection with an existing fence line; thence Southwesterly along said fence, as said fence now exists, to a point on the Easterly line of the County road, which is 10 feet, more or less, Northwesterly (as measured along said road) from the point of beginning; thence Southeasterly along the

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Easterly line of said County road to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "G":

That portion of the Southwest 1/4 of the Northeast 1/4 lying Southwesterly of the Great Northern Railway Company's right of way. Also that portion of the Northwest 1/4 of the Southeast 1/4 lying Southwesterly of the Great Northern Railway Company's right of way and North of a line drawn parallel with and 99 feet South of the North line of said subdivision.

All in Section 2, Township 35 North, Range 3 East, Willamette Meridian.

Situate in the County of Skagit, State of Washington.

Parcel "H":

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Northwest 1/4; thence South 89° 48' 01" East, along the East/West centerline of said Section 2, a distance of 30.00 feet to the Easterly line of Worline Road; thence North 00° 02' 28" West, parallel to the West line of said Northwest 1/4 of Section 2, a distance of 550.00 feet to the most Northerly corner of a tract conveyed to Gilbert Slind et ux., by deed recorded March 12, 1974 under Auditor's File No. 797733 and the true point of beginning; thence South 59° 32' 28" East, along the Northeasterly boundary of said Slind tract, a distance of 78.37 feet; thence South 89° 57' 32" West, a distance of 67.52 feet to the Easterly line of Worline Road; thence North 00° 02' 28" West, along said Easterly line, a distance of 39.77 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "I":

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Northwest 1/4; thence South 89° 48' 01" East, along the East/West centerline of said Section 2, a distance of 30.00 feet to the Easterly line of Worline Road; thence North 00° 02' 28" West, a parallel to the West line of said Northwest 1/4 of Section 2, a distance of 550.00 feet to the most Northerly corner of a tract conveyed to Gilbert Slind et ux., by deed recorded March 12, 1974 under Auditor's File No. 797733; thence South 59° 32' 28" East, along the Northeasterly boundary of said Slind Tract, a distance of 145.08 feet to the true point of beginning; thence containing South 59° 32' 28" East, along said Northeasterly line, a distance of 54.93 feet to the Northeast corner of said Slind Tract; thence South 00° 02' 28" East, along the East line of said Slind Tract, a distance of 150.00 feet to the Southeast corner thereof; thence North 59° 32' 28" West, along the Southwesterly line of said Slind Tract, a distance of 111.78 feet; thence North 89° 57' 32" East, a distance of 48.99 feet; thence North 00° 02' 28" West, a distance of 121.14 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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