


When recorded return to:
Charles M. Drackett Jr.
Fairholme Farms, LLC
P.O Box 317
Lewisville, IN 47352


201904260116
04/26/2019 03:46 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037969

CHICAGO TITLE
620037969

STATUTORY WARRANTY DEED

THE GRANTOR(S) Murray R. Robinovitch, Trustee of the Amended and Restated Revocable Trust of Murray R. Robinovitch, dated August 16, 2000, as to Parcel A; and Murray R. Robinovitch, trustee of the Revocable Trust of Murray Robinovitch dated November 19, 1997, as to Parcel B and Parcel B1

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Fairholme Farms, LLC, an Indiana limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 1 and 2 SKAGIT COUNTY SHORT PLAT NO. 96-0090 ; being ptn 9/2 SW 32-35.3

Tax Parcel Number(s): P35200 / 350332-3-026-0115, P106698 / 350332-3-026-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1535
APR 26 2019

Amount Paid \$ 20,475.00
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 23, 2019

Revocable Trust of Murray R. Robinovitch, Dated November 18, 1997

BY: MUR R Robinovitch
Murray R. Robinovitch
Trustee

Amended and Restated Revocable Trust of Murray R. Robinovitch, dated August 16, 2000

BY: M R Robinovitch
Murray R. Robinovitch, TrusteeState of Washington
County of SkagitI certify that I know or have satisfactory evidence that MURRAY R. Robinovitch

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of the Amended and Restated Revocable Trust of Murray R. Robinovitch, dated August 16, 2000, and Murray R. Robinovitch, Trustee of the Recable Trust of Murray R. Robinovitch dated November 18, 1997 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/23/2019

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marystown, WA
My appointment expires: 10/1/2019

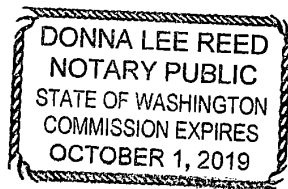


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35200 / 350332-3-026-0115 and P106698 / 350332-3-026-0200

Parcel A:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 96-0090, approved December 5, 1996, and recorded December 13, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File No. 9612180054, records of Skagit County, Washington; being a portion of the South Half of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian; and Lots 6 through 8, Final Plat of Bridgewater Estates Phase I, according to the plat thereof recorded in Volume 15, of Plats, pages 174 and 175; and Lots 9 through 12, Final Plat of Bridgewater Estates Phase II, according to the plat thereof recorded in Volume 16, of Plats, pages 65 and 66; and Tract X, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224.

Situated in Skagit County, Washington.

Parcel B:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 96-0090, approved December 5, 1996, and recorded December 13, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File No. 9612180054, records of Skagit County, Washington; being a portion of the South Half of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian; and Lots 6 through 8, Final Plat of Bridgewater Estates Phase I, according to the plat thereof recorded in Volume 15, of Plats, pages 174 and 175; and Lots 9 through 12, Final Plat of Bridgewater Estates Phase II, according to the plat thereof recorded in Volume 16, of Plats, pages 65 and 66; and Tract X, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224.

Situated in Skagit County, Washington.

Parcel B1:

An easement for ingress, egress, and utilities over the South 40 feet of Lot 1, Skagit County Short Plat No. 96-0090, approved December 5, 1996, and recorded December 13, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File No. 9612180054, records of Skagit County, Washington; being a portion of the South Half of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian; and Lots 6 through 8, Final Plat of Bridgewater Estates Phase I, according to the plat thereof recorded in Volume 15, of Plats, pages 174 and 175; and Lots 9 through 12, Final Plat of Bridgewater Estates Phase II, according to the plat thereof recorded in Volume 16, of Plats, pages 65 and 66; and Tract X, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 15, 1994
Recording No.: 9411150064
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on BRIDGEWATER ESTATES:

Recording No: 9405240117
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 96-0090:

Recording No: 9612180054
4. Agreement regarding fence lines including the terms, covenants and provisions thereof

Recording Date: February 15, 1983
Recording No.: 8302150021
5. Agreement regarding sewage system including the terms, covenants and provisions thereof

Recording Date: May 12, 1994
Recording No.: 9405120089
6. Agreement regarding road maintenance including the terms, covenants and provisions thereof

Recording Date: December 24, 1996
Recording No.: 9612240055
7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation,

EXHIBIT "B"Exceptions
(continued)

familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 26, 1994
Recording No.: 9408260106

8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 25, 1994
Recording No.: 9405250035
Matters shown: Fence

9. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 18, 1997
Recording No.: 9706180083

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

11. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 01, 2019

between Fairholme Farms LLC ("Buyer")
Buyer Buyer
and Robinovitch Revocable Trust Robinovitch Murray R, Trustee ("Seller")
Seller Seller
concerning 11831 Bay View Edison Rd Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Charles Drachett for Fairholme Farms LLC 04/02/2019 MMR Robinovitch 4-2-19
Buyer 4/2/2019 5:41:58 PM PDT Date Seller Date
Buyer Date Seller Date