



201905100093

05/10/2019 01:53 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Maple Wood Farm, Inc.
16032 Beaver Marsh Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191753
MAY 10 2019

Amount Paid \$ 23340.80
Skagit Co. Treasurer
By *BT* Deputy

GUARDIAN NORTHWEST TITLE CO.
Statutory Warranty Deed 19-2076

THE GRANTORS Garritt E. Kuipers and Sheryl Kuipers, husband and wife for and in consideration of an IRC Section 1031 Tax Deferred Exchange, conveys and warrants to Maple Wood Farm, Inc., a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: SW1/4 SW1/4 of Section 35, Township 34 North, Range 3 East & Ptn Gov. Lots 3, 4 and 5 of Section 2, Township 33 North, Range 3 East

Tax Parcel Number(s): P15296, 330302-0-005-0001, P15297, 330302-0-006-0000, P15299, 330302-0-008-0008, P23194, 340335-3-003-0007

The Southwest 1/4 of the Southwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M.; and All of Lot 5; the West 26 rods of Lot 3; and Lot 4 of Section 2, Township 33 North, Range 3 East, W.M., Skagit County, Washington, less the following tracts:

Beginning at a point bearing North 55°00'00" East and 80 feet distant from a point from which the Southwest corner of Lot 4, Section 2, Township 33 North, Range 3 East, W.M. bears South 74°00'00" West 15.60 chains distance;

thence North 55°00'00" East 80 feet;

thence South 35°00'00" East 80 feet to the right bank of the North Fork of the Skagit River;

thence along the river bank South 62°00'00" West 80 feet 6 inches;

thence North 35°00'00" West 70 feet to point of beginning.

Beginning at a point from which the Southwest corner of Lot 4, Section 2, Township 33 North, Range 3 East, W.M., bears South 74°00'00" West 15.60 chains distance;

thence North 55°00'00" East 80 feet;

thence South 35°00'00" East 70 feet to the right bank of the North Fork of Skagit River;

thence along the bank of the river South 62°00'00" West 80 feet 6 inches;

thence North 35°00'00" West 60 feet to the point of beginning.

Beginning at a point 829 feet South of the quarter corner of Section 2, Township 33 North, Range 3 East, W.M.;

thence South 68°30'00" West, 110 feet;

thence South 21°30'00" East 60 feet, more or less, to the North line of the County road;

thence North 68°30'00" East along said North line of County road 110 feet;

thence North 21°30'00" West 60 feet, more or less, to point of beginning.

Together with right to roadway to each end of the lot diagonally to the County road, and gangways to the river in front, the width of the lot.

EXCEPTING from all the foregoing, County roads and dike and drainage district rights of way.

SUBJECT TO: Exceptions as described in Exhibit "A", attached hereto and incorporated by reference herein, and Exhibit "B".

Dated 5/7/19

[Signature]
Garritt E. Kuipers

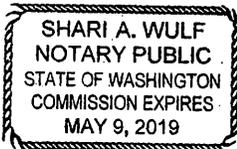
[Signature]
Sheryl Kuipers

STATE OF Washington }
COUNTY OF Skagit , } SS:

I certify that I know or have satisfactory evidence that Garritt E. Kuipers and Sheryl Kuipers

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-7-19



[Signature]
Notary Public in and for the State of Washington
Residing at Shonauish WA
My appointment expires: 5-9-19

EXHIBIT A

1. 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 Skagit River, or its banks, or which may result from such change in the future.
2. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
3. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across land belonging to the State", approved March 9, 1893.
4. Right of the State Washington in and to that portion of said premises, if any, lying in the bed, or former bed, of the Skagit River.
5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Recorded: September 19, 2006
Auditor's No. 200609190127
6. 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: Record of Survey
Recorded: November 30, 2006
Auditor's No.: 200611300106
7. EASEMENT AND PROVISIONS THEREIN:
Grantee: Puget Sound Energy, Inc., a Washington Corporation
Dated: June 23, 2009
Recorded: August 31, 2009
Auditor's No.: 200908310129
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: The West 10 feet of the Southwest ¼ of the Southwest ¼ of Section 35, Township 34 North, Range 3 East, W.M. and Government Lot 5 of Section 2, Township 33 North, Range 3 East, W.M.
8. 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: August 31, 2011
Auditor's No.: 201108310051
9. 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: August 31, 2011
Auditor's No.: 201108310052
10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Skagit County
Recorded: August 21, 2013
Auditor's No. 201308210061
Purpose: Agricultural Conservation Easement
11. Any question as to location of roadway rights and gangway access rights as disclosed in Statutory Warranty Deed recorded April 28, 2011, under Auditor's File No. 201104280084.

Exhibit B
(Disclosure of Natural Resource Land)



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.