

AFTER RECORDING MAIL TO:
Farm and Garden, LLC
Rachael Sparwasser, Manager
15002 Bradshaw Road
Mount Vernon, WA 98273



201906270022

06/27/2019 09:03 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-162420-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR SEATTLE TREE PARK, INC., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to FARM AND GARDEN, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn GL 2 & Ptn SW 1/4 NE 1/4 , 5-33-4 E W.M.

Full Legal Attached as Exhibit A

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 330405-0-003-0100, P130116, 330405-0-003-0009, P16326, 330405-0-003-0200, P16358, 330405-1-002-0206, P16359

Subject to all covenants, conditions, reservations, agreements, and easements of recording including, but not limited to those shown on Schedule B-1 of Land Title Company's Preliminary Commitment No. 01-162420-OE.

Dated June 24, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192581

JUN 27 2019

Amount Paid \$ 27,595.⁰⁰
Skagit Co. Treasurer
By *hnm* Deputy

Seattle Tree Park, Inc.

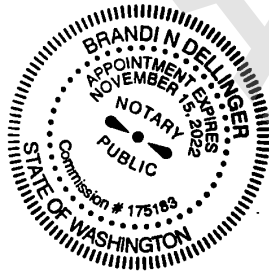


By: Yang Zhang, Vice President

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Yang Zhang** is the person(s) who appeared before me, and said person(s) acknowledged that **she** signed this instrument, on oath stated **she** is authorized to execute the instrument as **Vice President** of **Seattle Tree Park, Inc.** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 24, 2019





Brandi N. Dellinger
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: Nov. 15th, 2022

EXHIBIT A**PARCEL "A":**

That portion of Government Lot 2, Section 5, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said Government Lot 2 (North $\frac{1}{4}$ corner);
thence North $89^{\circ}24'08''$ East along the North line of said Government Lot 2 for a distance of 340.06 feet;
thence South $0^{\circ}13'45''$ East for a distance of 30.00 feet, more or less, to the Southerly right of way margin of Hickox Road and being the true point of beginning;
thence continue South $0^{\circ}13'45''$ East for a distance of 303.72 feet;
thence South $89^{\circ}24'08''$ West for a distance of 283.40 feet, more or less, to the Easterly right of way margin of Burkland Road, being a point on the East line of the West 40 feet of said Government Lot 2;

thence North $3^{\circ}04'53''$ West along said Easterly margin of Burkland Road, parallel with the West line of said Government Lot 2, for a distance of 254.00 feet, more or less, to an angle point in said right of way margin, said point being the Southerly most corner of that certain tract conveyed to Skagit County by right of way deed recorded under Skagit County Auditor's File No. 807295;
thence North $43^{\circ}09'38''$ East along the Southeasterly line of said tract conveyed to Skagit County for a distance of 69.16 feet, more or less, to said Southerly right of way margin of Hickox Road at a point bearing South $89^{\circ}24'08''$ West from the true point of beginning;
thence North $89^{\circ}24'08''$ East along said Southerly margin for a distance of 248.52 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT the South 20 acres,

AND EXCEPT the West 40 feet thereof as recorded February 9, 1911 and September 20, 1946, under Auditor's File Nos. 83275 and 396183, respectively,

ALSO EXCEPT the following described tract:

Beginning at a point on the West line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, which point bears South $3^{\circ}05'00''$ East, a distance of 1,350.26 feet from the Northwest corner of the Northeast $\frac{1}{4}$ of Section 5;
thence North $88^{\circ}25'00''$ East, a distance of 40.01 feet to a point on the East right of way line of that County Road known as the Burkland Road and which point is the true point of beginning of this description;
thence continuing North $88^{\circ}25'00''$ East, a distance of 150.00 feet;
thence South $3^{\circ}05'00''$ East, a distance of 92.00 feet;
thence South $88^{\circ}25'00''$ West, a distance of 150.00 feet to a point on the East line of said County Road;

PARCEL "B" continued:

thence North 3°05'00" West along the East line of said County Road, a distance of 92.00 feet to the true point of beginning of this description, also being known as Tract "A" of Short Plat No. 11-74.

TOGETHER WITH Lot 2, Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT a tract beginning at a point on the East line of said lot, 697 feet South of the Northeast corner thereof;

thence Northwesterly paralleling and keeping 14 feet out from the base of a hill a distance of 900 feet, more or less, to the North line of said lot;

thence East along the North line of said lot, 540 feet, more or less, to the Northeast corner of said lot; thence South to the point of beginning,

AND EXCEPT the West 40 feet thereof conveyed to Skagit County for road purposes by deeds recorded February 9, 1911, and September 20, 1946, under Auditor's File Nos. 83275 and 396183, respectively and that portion thereof conveyed to Skagit County by right of way deed recorded under Auditor's File No. 807295,

AND EXCEPT that portion conveyed to Drainage District No. 17 of Skagit County by deed recorded January 14, 1949, under Auditor's File No. 427055,

ALSO EXCEPT that portion lying within Hickox Road,

AND ALSO EXCEPT the following described tract:

Beginning at the Northwest corner of said Government Lot 2 (North ¼ corner);

thence North 89°24'08" East along the North line of said Government Lot 2 for a distance of 340.06 feet;

thence South 0°13'45" East for a distance of 30.00 feet, more or less, to the Southerly right-of-way margin of Hickox Road and being the true point of beginning;

thence continue South 0°13'45" East for a distance of 303.72 feet;

thence South 89°24'08" West for a distance of 283.40 feet, more or less, to the Easterly right of way margin of Burkland Road, being a point on the East line of the West 40 feet of said Government Lot 2; thence North 3°04'53" West along said Easterly margin of Burkland Road, parallel with the West line of said Government Lot 2, for a distance of 254.00 feet, more or less, to an angle point in said right-of-way margin, said point being the Southerly most corner of that certain tract conveyed to Skagit County by right of way deed recorded under Skagit County Auditor's File No. 807295;

thence North 43°09'38" East along the Southeasterly line of said tract conveyed to Skagit County for a distance of 69.16 feet, more or less, to said Southerly right of way margin of Hickox Road at a point bearing South 89°24'08" West from the true point of beginning;

thence North 89°24'08" East along said Southerly margin for a distance of 248.52 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.