



202003100094

03/10/2020 03:31 PM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

When recorded return to:

DEBOER DAIRY LLC
8426 District Line Road
Burlington, WA 98233

STATUTORY WARRANTY DEED

19-3267
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Charles P. Doud, Trustee of The Charles P. Doud and Annette Doud Revocable Trust, dated June 14, 2005, 2591 Mitchell Court, Suite 107, Madera, CA 93637,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to DEBOER DAIRY LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

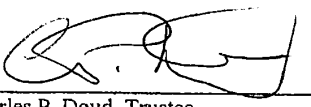
Abbreviated legal description: Section 16, Township 35 North, Range 4 East - NE SE



This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P36788 & 350416-4-001-0107

Dated: March 4, 2020

The Charles P. Doud and Annette Doud Revocable Trust, dated June 14, 2005

By: 
Charles P. Doud, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 10 2020
Amount Paid \$ 7205.00
Skagit Co. Treasurer
By  Deputy

Statutory Warranty Deed
LPB 10-05

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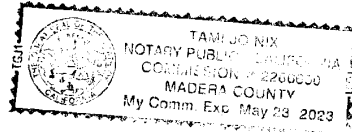
STATE OF Calif
COUNTY OF Madera

I certify that I know or have satisfactory evidence that Charles P. Doud, Trustee of The Charles P. Doud and Annette Doud Revocable Trust, dated June 14, 2005 is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4 day of March, 2020

Tamigo Nix
Signature

Notary Public
Title



My appointment expires:

May 23, 2023

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 8596 District Line Road, Burlington, WA 98233
Tax Parcel Number(s): P36788 & 350416-4-001-0107

Property Description:

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 35 North, Range 4 East W.M.; EXCEPT District Line Road; ALSO EXCEPT Anderson Road; ALSO EXCEPT the North 18 feet; AND ALSO EXCEPT the following described tract:

The South 95 feet of the North 113 feet of the East 120 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 35 North, Range 4 East W.M, lying Westerly of the County Road running along the East line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16.

Situate in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-3267-MM

1. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 167842 (Vol. 130, Pg. 261), reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 29, 1928, as Auditor's File No. 214589.

3. Terms and conditions of License for Use of Water, recorded February 20, 1979 as Auditor's File No. 7902200018.

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 28, 1983

Auditor's No(s): 8311280059, records of Skagit County, Washington

In favor of: Gary R. Solwold and Connie J. Solwold

For: Constructing and maintaining a well (including a sandpoint) and water line for domestic

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 3, 1984

Auditor's No(s): 8401030012, records of Skagit County, Washington

In favor of: Viva Mapes, or assigns

For: Water withdrawal and Water line

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: Farm and Agricultural

Recorded: April 22, 1971 and September 23, 1974

Auditor's No.: 751545 and 807648

Due to tax classification shown hereinabove, the Skagit/Island County Assessor requires that a separate "Notice of Continuance" accompany ALL Real Estate Excise Tax Affidavits requesting a continuance, AND that a separate "Check List" accompany ALL affidavits for either continuances or violations.

An "Open Space Farm and Agriculture Verification of Income Form" must accompany ALL Real Estate Excise Tax Affidavits for transfers of "Farm and Agricultural Land" that is less than 20 acres.

A Timber Management Plan may be required to accompany Real Estate Tax Affidavits for transfers of "Timber Land."

If the separate "Notice of Continuance" is not signed, all compensating or additional tax shall be due and payable at the time of sale. The County Assessor must be consulted at least 15 days prior to sale to determine the applicability and amount of any compensating or additional taxes.

Statutory Warranty Deed
LPB 10-05

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