

After recording return to:

Adelstein, Sharpe & Serka LLP  
Post Office Box 5158  
Bellingham, WA 98227-5158

**LAND TITLE AND ESCROW  
01-174884-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1493

Apr 29 2020

Amount Paid \$4011.40  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Document Title: Statutory Warranty Deed

Reference Number(s) of Documents Assigned or Released:

Grantor(s): Sterling Hill, L.L.C., a Washington limited liability company

Grantee(s): Sterling Hill Potatoes, Inc., a Washington corporation

Abbreviated Legal Description: Ptn NE ¼ of NE ¼, 25-35-3 E W.M.

Assessor's Parcel/Tax I.D. Number: 350325-1-008-0015, P34804

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**STATUTORY WARRANTY DEED**

THE GRANTOR Sterling Hill, L.L.C., a Washington limited liability company in hand pays, conveys and warrants to Sterling Hill Potatoes, Inc., a Washington corporation, the following described real estate, situated in the County of Skagit, State of Washington:

(see **Exhibit A** attached hereto and incorporated herein  
by reference as fully set forth)

Subject to the exceptions set forth on **Exhibit B** attached hereto and incorporated herein by reference as fully set forth

Tax account number : 350325-1-008-0015, P34804

Dated: March 23, 2020

**Grantor:**  
Sterling Hill, L.L.C., a Washington  
limited liability company

By: Tony Wisdom  
Chief Executive Officer

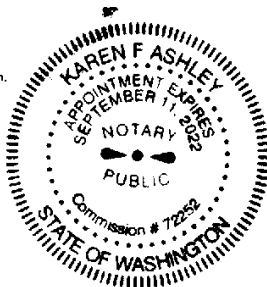
STATE OF WASHINGTON )  
COUNTY OF Skagit )ss.

I certify that I know or have satisfactory evidence that Tony Wisdom is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Chief Executive Officer of Sterling Hill, L.L.C., a Washington limited liability company, to be his free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated: April 8, 2020 Karen Ashley  
Printed Name: Karen Ashley  
Notary Public in and for the State of  
Washington, residing at Seaholm Valley  
My commission expires: 9-11-2022

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**EXHIBIT A**

That portion of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 25, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of the above described tract of land;  
thence North  $2^{\circ}19'32''$  East along the East line of said subdivision, a distance of 203.41 feet to the true point of beginning of this property description;  
thence North  $85^{\circ}01'16''$  West along a line parallel to the South line of said subdivision, a distance of 425.03 feet;  
thence North  $2^{\circ}19'32''$  East along a line parallel to the East line of said subdivision, a distance of 202.00 feet;  
thence South  $85^{\circ}01'16''$  East along a line parallel to the South line of said subdivision, a distance of 425.03 feet to a point on the East line of said subdivision which bears North  $2^{\circ}19'32''$  East, a distance of 202.00 feet from the true point of beginning;  
thence South  $2^{\circ}19'32''$  West along the East line of said subdivision, a distance of 202.00 feet to the true point of beginning;

EXCEPT road.

Situate in the County of Skagit, State of Washington.

**END OF EXHIBIT A**

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.*

ALTA Commitment for Title Insurance

**SCHEDULE B****SPECIAL EXCEPTIONS**

1. Until disbursement has occurred in the subject transaction, the Company reserves the right to raise exceptions and requirements or determine that it will not issue a title policy based upon the details of the transaction, the review of the closing documents, and changes in recording and title searching capabilities resulting from the COVID-19 virus and its impact on the applicable county recording offices.

2. Excise tax, if required. The rate of real estate tax applicable to a sale of any Skagit County property, prior to January 1, 2020, is 1.78%.

The rate of real estate tax applicable to a sale of any Skagit County property on or after January 1, 2020, for property not formally classified and specially valued as timberland or agricultural land is based upon the following Graduated Structure for all of Skagit County:

- 1.6 percent on any portion of selling price \$500,000 or less;
- 1.78 percent on any portion of selling price above \$500,000, up to \$1,500,000;
- 2.75 percent on any portion of selling price above \$1,500,000, up to \$3,000,000;
- 3.00 percent on any portion of selling price above \$3,000,000.

Note: The above stated rates include the local tax rates imposed by Skagit County (0.50%).

**An additional \$5.00 Washington State Technology Fee is assessed on all REET forms and should be included in all excise tax payments.**

**Note: Under provisions of Chapter 245, Laws of 1991 and 2005 (SHB 1316 and SBH 1240), transactions that are either tax exempt or the tax calculated is less than \$5.00, the total due will be \$10.00.**

Note: Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit. Any applicable excise tax must be paid, and the submitted affidavit approved at the time of recording of conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as Legal Size forms (8.5" x 14").

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**SCHEDULE B  
(Continued)**

**SPECIAL EXCEPTIONS**

3. General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2020, if unpaid, second half delinquent November 1, 2020, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owing</u>
350325-I-008-0015	2020	\$1191.48	\$0.00	\$1191.48
Property I.D. No.: P34804				

4. The lands described herein have been classified as farm and agricultural as disclosed by notice recorded October 26, 1971, under Auditor's File No. 759655, and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form attached to the excise tax affidavit.

**NOTICE OF CONTINUANCE:**

Recorded: April 10, 2008  
Auditor's No.: 200804100002

NOTE: Any sale or transfer of all or a portion of said land requires execution of a Notice of Compliance form by the new owner and submission and approval by the Skagit County Assessor is required before recording. The Assessor may take up to 15 calendar days to approve, deny or withdraw.

5. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.
6. Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

**END OF SPECIAL EXCEPTIONS**  
**Please see "NOTES" section at the end of Schedule B**

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