

When recorded return to:

Perdue Foods  
31149 Old Ocean City Road  
Salisbury, MD 21804

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3091

Aug 14 2020

Amount Paid \$62855.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**STATUTORY WARRANTY DEED**

GNW 20-6917

Guardian NW Title 20-6917-TW

THE GRANTOR(S) Jack & Joan Hilde Family LLC, a Washington Limited Liability Company, 9994 Collins Road, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Perdue Foods LLC, a Maryland Limited Liability Company

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

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART THEREOF. – PG 3**

Abbreviated legal description:

LOTS 1 and 2 HILDE COMM FAC BINDING SITE PLAN NO., and a por. of the N. 20 feet of the NW 1/4 of the SW 1/4 of Sec. 32, Twp. 34 n., R. 4 E., WM.

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): P29567/8020-000-001-0000 & P29568/8020-000-002-0000 & P29565/340432-3-002-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6917-TW

Page 1 of 5

Dated: August 13, 2020

Jack & Joan Hilde Family LLC, a Washington Limited Liability Company

By: Jack Hilde  
Jack Hilde, Manager

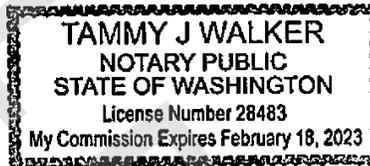
STATE OF WASHINGTON  
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Jack Hilde is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of Jack & Joan Hilde Family to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 13<sup>th</sup> day of August, 2020

Tammy J Walker  
Tammy J Walker

My appointment expires: 2/18/23



Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6917-1W

Page 2 of 5

**EXHIBIT A**

20-6917-TW

**Property 1:**

Lots 1 and 2, Hilde Commercial Facility Binding Site Plan No. 97-0361, approved November 25, 1998, recorded November 25, 1998, in Volume 13' of Short Plats, Pages 186 and 187, under Auditor's File No. 9811250022 and being a portion of the Northwest Quarter of the Southwest Quarter, Section 32, Township 34 North, Range 4 East, W.M. ,

TOGETHER WITH the North 20 feet of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M, EXCEPT Old Highway 99 along the West line thereof ALSO EXCEPT the East 199 feet;

AND FURTHER EXCEPT from the balance of said North 20 feet the East 470.5 feet thereof.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6917-TW

Page 3 of 5

## EXHIBIT B

20-6917-TW

1. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: April 14, 1953  
Auditor's No.: 487101

2. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: June 19, 1953  
Auditor's No.: 489685

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: February 20, 1987  
Auditor's No. 8702200057  
Purpose: Underground electrical system  
Area Affected: As disclosed in instrument

4. Drainage Ditch right-of-way appropriated by Drainage District No. 17 in Skagit County Superior Court Cause No. 17539.

5. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Hilde Commercial Facility Binding Site Plan, BSP No. 97-0361  
Recorded: November 25, 1998  
Auditor's No.: 9811250022

6. Articles of Incorporation of Hilde Commercial Facility Maintenance Association, Including the Terms and Provisions Therein;

Recorded: November 25, 1998  
Auditor's No. 9811250023

Some of the Provisions of said Articles are in the nature of restrictive covenants

7. Regulatory notice/agreement regarding Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded 05/06/2003 as Auditor's File No. 200305060076 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Affects: Lot 2

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6917-TW

Page 4 of 5

8. 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 04/22/2003, as Auditor's File No. 2003/04220085.

Affects: Lot 2

9. Easement, affecting a portion of subject property for the purpose of Sewage, drainage and telecommunication facilities and appurtenances including terms and provisions thereof granted to City of Mount Vernon recorded 03/05/2001 as Auditor's File No. 200103050134.

Affects: the West 25 feet of the 20-foot wide strip of land described herein.