

After recording return to:

Lane Powell PC
Attn: Heidi L. G. Orr
1420 Fifth Avenue, Suite 4200
PO Box 91302
Seattle, WA 98111-9402Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-4870
Date 11/16/2020

Washington State Recorder's Cover Sheet (RCW 65.01)

Document Title(s): Special Warranty Deed
Reference Number(s) of Related Documents:
Grantor(s): 1. Fairholme Farms, LLC, an Indiana limited liability company
Grantee(s): 1. Salishan Farms LLC, a Washington limited liability company
Abbreviated Legal Description(s): Lots 1 and 2, Skagit Co SP-96-0090 and Ptn Lot 1, SP-90-40; Being Ptns of S 1/2 of SW 1/4, 32-35-3 E W.M. <small>Additional legal description on page 1 of document</small>
Assessor's Property Tax Parcel/Account Number(s): P35200 (350332-3-026-0115), P35202 (350332-0-028-0006), and P106698 (350332-3-026-0200)

SPECIAL WARRANTY DEED

The Grantor, Fairholme Farms, LLC, an Indiana limited liability company, for and in consideration of an ownership interest in Grantee, bargains, sells and conveys to Salishan Farms LLC, a Washington limited liability company, the following-described real estate, situated in the County of Skagit, State of Washington:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject to: covenants, conditions, restrictions, easements, liens and encumbrances affecting title, if any, which may appear in the public record, including those shown on any recorded plat or survey, and the rights of tenants in possession as tenants only under unrecorded leases, and property taxes which are a lien not yet due and payable, including any assessment collected with the taxes to be levied, and the disclosure reflected on Exhibit B attached hereto and incorporated herein by this reference.

The Grantor, for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the said described real estate.

DATED: 11-5, 2020.

GRANTOR:

Fairholme Farms, LLC,
an Indiana limited liability company

By: 
Charles M. Drackett, Jr., Manager

On this 5th day of November 2020, before me personally appeared Charles M. Drackett, Jr., to me known to be the Manager of Fairholme Farms, LLC, an Indiana limited liability company, of the entity that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

[Handwritten signature]

Heidi L.G. Ott

My appointment expires: 3.19.21

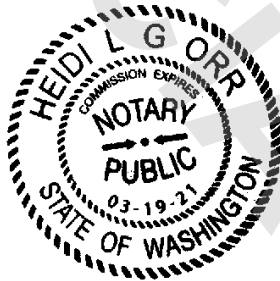


EXHIBIT A
Legal Description

Parcel A:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 96-0090, approved December 5, 1996, and recorded December 13, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File No. 9612180054, records of Skagit County, Washington; being a portion of the South Half of the Southwest Final Plat of Bridgewater Estates Phase I, according to the plat thereof recorded in Volume 15, of Plats, pages 174 and 175; and Lots 9 through 12, Final Plat of Bridgewater Estates Phase II, according to the plat thereof recorded in Volume 16, of Plats, pages 65 and 66; and Tract X, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224.

Situated in Skagit County, Washington.

(APN P35200 / 350332-3-026-0115)

Parcel B:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 96-0090, approved December 5, 1996, and recorded December 13, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File No. 9612180054, records of Skagit County, Washington; being a portion of the South Half of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian; and Lots 6 through 8, Final Plat of Bridgewater Estates Phase I, according to the plat thereof recorded in Volume 15, of Plats, pages 174 and 175; and Lots 9 through 12, Final Plat of Bridgewater Estates Phase II, according to the plat thereof recorded in Volume 16, of Plats, pages 65 and 66; and Tract X, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224.

Situated in Skagit County, Washington.

(APN P106698 / 350332-3-026-0200)

Parcel B1:

An easement for ingress, egress, and utilities over the South 40 feet of Lot 1, Skagit County Short Plat No. 96-0090, approved December 5, 1996, and recorded December 13, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File No. 9612180054, records of Skagit County, Washington; being a portion of the South Half of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette

Meridian; and Lots 6 through 8, Final Plat of Bridgewater Estates Phase I, according to the plat thereof recorded in Volume 15, of Plats, pages 174 and 175; and Lots 9 through 12, Final Plat of Bridgewater Estates Phase II, according to the plat thereof recorded in Volume 16, of Plats, pages 65 and 66; and Tract X, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224.

Situated in Skagit County, Washington.

Parcel C:

Lot 1, Skagit County Short Plat No. 90-40, approved August 20, 1990 and recorded August 23, 1990 in Volume 9 of Short Plats, page 258, under Skagit County Auditor's File No. 9008230031; being a portion of the South 1/2 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East, W.M.,

EXCEPT from said Lot 1 that certain parcel described on Quit Claim Deed to Tina Snaap, an unmarried individual recorded under Skagit County Auditor's File no. 9311120120 and being more particularly described as follows:

That portion of the South 1/2 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 676.5 feet West and 240 feet South of the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section;
thence West 1,485 feet to the Easterly line of the County Road;
thence Southerly along said Easterly line 660 feet to the North line of those premises conveyed to Eliza Fulk by deed dated January 23, 1886, recorded February 5, 1886 in Volume 4 of Deeds, page 699;
thence North 88°55'36" East along the North line of said Fulk Tract a distance of 288.24 feet to the true point of beginning;
thence North 01°13'29" East a distance of 465.58 feet;
thence North 89°01'46" East a distance of 26.00 feet;
thence South 01°13'30" West a distance of 465.53 feet to the North line of said Fulk Tract;
thence South 88°55'36" West along North line of said Fulk Tract for a distance of 26.00 feet to the true point of beginning.

Situated in County of Skagit, State of Washington.

(APN P35202 / 350332-0-028-0006)

EXHIBIT B

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 one (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.