

When recorded return to:
Baljinder Singh
HB New Investments LLC
693 Humphrey Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1186

Mar 19 2021

Amount Paid \$36367.50
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620045172

Escrow No.: 245433385

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Bookey, Roger Defner and Dean Fox, trustees of the National Food Corporation 401(k) Retirement Plan, who acquired title as National Food Corporation Profit Sharing Trust, National Food Corporation Employees Pension Trust, G.C. Bookey, Trustee for National Food Corporation Employees Pension Trust and G.C. Bookey, Trustee for National Food Corporation Employees Pension Trust and G.C. Bookey, Trustee for National Food Corporation 401-K Retirement Plan

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to HB New Investments 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 MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN NW SW AND SW SW, 29-34-04 Tax/Map ID(s):

Tax Account No.: P28201 / 340429-0-055-0007, P28102 / 340429-0-028-0001, P28101 / 340429-3-027-0010, P28098 / 340429-0-025-0004, P28099 / 340429-0-026-0003, P28104 / 340429-0-028-0209, P28650 / 340429-3-012-0003 and P28643 / 340429-3-006-0209

Tax Parcel Number(s): P28201 / 340429-0-055-0007, P28102 / 340429-0-028-, P28101 / 340429-3-027-0010, P28098 / 340429-0-025-0, P28099 / 340429-0-026-0003, P28104 / 340429-0-028-0, P28650 / 340429-3-012-0003 and P28643 / 340429-3-0

STATUTORY WARRANTY DEED
(continued)

Dated: March 17, 2021

National Food Corporation 401(k) Retirement Plan, who acquired title as National Food Corporation Profit Sharing Trust, National Food Corporation Employees Pension Trust, G.C. Bookey, Trustee for National Food Corporation Employees Pension Trust and G.C. Bookey, Trustee for National Food Corporation Employees Pension Trust and G.C. Bookey, Trustee for National Food Corporation 401-K Retirement Plan

BY: Brian V. Bookey, Trustee
Brian Bookey
Trustee

BY: Dean Fox, Trustee
Dean Fox
Trustee

BY: Roger Deffner, Trustee
Roger Deffner
Trustee

State of WASHINGTON
County of ~~SKAGIT~~ Snohomish

I certify that I know or have satisfactory evidence that Brian Bookey, Dean Fox and Roger Deffner are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee, Trustee and Trustee, respectively, of National Food Corporation 401(k) Retirement Plan, who acquired title as National Food Corporation Profit Sharing Trust, National Food Corporation Employees Pension Trust, G.C. Bookey, Trustee for National Food Corporation Employees Pension Trust and G.C. Bookey, Trustee for National Food Corporation Employees Pension Trust and G.C. Bookey, Trustee for National Food Corporation 401-K Retirement Plan to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 18 2021

Marvel Hays
Name: Marvel Hays
Notary Public in and for the State of Washington
Residing at: Snohomish
My appointment expires: 08-08-2023



EXHIBIT "A"
Legal Description

The Land is described as follows:

For APN/Parcel ID(s): P28102 / 340429-0-028-0001, P28201 / 340429-0-055-0007, P28650 / 340429-3-012-0003, P28643 / 340429-3-006-0209, P28101 / 340429-3-027-0010, P28099 / 340429-0-026-0003, P28104 / 340429-0-028-0209 and P28098 / 340429-0-025-0004

PARCEL A:

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning 200 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter;
Thence East parallel with the South line of the Northwest Quarter of the Southwest Quarter, 895.6 feet to ditch right-of-way;
Thence Southerly along said ditch right-of-way 200 feet to the South line of the Northwest Quarter of the Southwest Quarter;
Thence West 460 feet;
Thence North 100 feet;
Thence West 435.6 feet to the West line of the Northwest Quarter of the Southwest Quarter;
Thence North to the place of beginning;

EXCEPT Public Road along the West line thereof;

ALSO EXCEPT that portion thereof, if any, condemned in Skagit County Superior Court Cause No. 33045, for State Highway SR 5;

AND ALSO EXCEPT that portion thereof, described as follows:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the point of intersection of the center line of the Pacific Highway with the South line of said Northwest Quarter of the Southwest Quarter;
Thence East 435.6 feet to the true point of beginning;
Thence continue East 30.00 feet;
Thence North 100 feet;
Thence West 30.00 feet;
Thence South 100 feet to the true point of beginning

PARCEL B:

Part of the Northwest Quarter of the Southwest Quarter, Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the right-of-way of the Pacific Highway 200 feet North of the South line of said Northwest Quarter of the Southwest Quarter;

EXHIBIT A CONT.

Thence North along said highway right-of-way line 200 feet;
Thence Easterly parallel with the South line of said Northwest Quarter of the Southwest Quarter to a point 230 feet East of the center line of said Pacific Highway;
Thence North 50 feet;
Thence East parallel with the South line of said Northwest Quarter of the Southwest Quarter to a point 871.2 feet East of the center line of said Pacific Highway;
Thence South 50 feet;
Thence East parallel with the South line of said Northwest Quarter of the Southwest Quarter, 54.4 feet, more or less, to the West line of the ditch right-of-way of Drainage District No. 17;
Thence Southerly following said ditch right-of-way line 200 feet, more or less, to a point 200 feet North of the South line of said Northwest Quarter of the Southwest Quarter;
Thence West 895.6 feet, more or less, to the place of beginning;

EXCEPT that portion thereof, in any, condemned in Skagit County Superior Court Cause No. 33045 for State Highway SR 5;

ALSO EXCEPT that portion thereof, described as follows:

Part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 400 feet North of the intersection of the East line of the Pacific Highway with the South line of said Northwest Quarter of the Southwest Quarter;
Thence East at right angles a distance of 200 feet;
Thence South 11 feet;
Thence West at right angles 200 feet;
Thence North to the point of beginning.

PARCEL C:

The East 220 feet of the North 120 feet of that portion of the Southwest Quarter, Section 29, Township 34 North, Range 4 East of the Willamette Meridian, lying West of a line that is parallel with and 31 feet East of the West line of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section.

PARCEL D:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the right-of-way of the Pacific Highway 200 feet North of the South line of said Northwest Quarter of the Southwest Quarter;
Thence North along said highway right-of-way line 200 feet;
Thence Easterly parallel with the South line of said Northwest Quarter of the Southwest Quarter to a point 230 feet East of the center line of said Pacific Highway;
Thence North 30 feet;

EXHIBIT A CONT.

Thence East parallel with the South line of said Northwest Quarter of the Southwest Quarter to a point 871.2 feet East of the center line of said Pacific Highway which point is the true point of beginning of this description;

Thence South 50 feet;

Thence East parallel with the South line of said Northwest Quarter of the Southwest Quarter, a distance of 24.22 feet, more or less, to the West line of the ditch right-of-way of Drainage District No. 17;

Thence Northerly following said ditch right-of-way line a distance of 50 feet, more or less, to a point which is East of the true point of beginning as measured by a line drawn parallel to the South line of said Northwest Quarter of the Southwest Quarter;

Thence West along said parallel line to the true point of beginning.

PARCEL E:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the right of way of the Pacific Highway, 50 feet North of the intersection of said East line with the South line of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian;

Thence running East, 217.8 feet parallel with the South line of said Northwest Quarter;

Thence North, 50 feet, parallel with said East line of right of way of Pacific Highway;

Thence West 217.8 feet parallel with said South line of said Northwest Quarter of a point of intersection of said East line of said right of way of Pacific Highway;

Thence South along said East line of said Pacific Highway right of way to point of beginning.

PARCEL F:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision, 348.6 feet East of the center line of the Pacific Highway;

Thence North 100 feet;

Thence East 117 feet;

Thence South 100 feet;

Thence West 117 feet to the point of beginning.

PARCEL G:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the point of intersection of the center line of the Pacific Highway with the South line of said Northwest Quarter of the Southwest Quarter;

Thence East 435.6 feet to the true point of beginning;

Thence continue East 30.00 feet;

EXHIBIT A CONT.

Thence North 100 feet;
Thence West 30.00 feet;
Thence South 100 feet to the true point of beginning.

PARCEL H:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the point of intersection of the center line of the Pacific Highway with the South line of said Northwest Quarter of the Southwest Quarter;
Thence East 348.6 feet;
Thence North 100 feet;
Thence West 100.8 feet to the East line of that certain tract conveyed to Glenn F. Dixon by deed dated April 22, 1946, recorded May 16, 1946, under Auditor's File No. 391900;
Thence South along said East line 50 feet;
Thence West along the Southline of said Dixon tract and said South line extended to the center line of Pacific Highway;
Thence South to the point of beginning;

EXCEPT right-of-way for State Highway.

ALL Situated in Skagit County, Washington

SPECIAL EXCEPTIONS

Affect, if any, of agreement and lease between Richard Wick, et ux, lessor, and Karl Grassl, et ux, recorded March 3, 1982, under Auditor's File No. 8203030009, records of Skagit County, Washington.

For: Installation of 3 inch drainage tile
Affects: Parcels B and D

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 22, 1941
Auditor's No.: 337029, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Parcel C

Reservation contained in Deed recorded January 8, 1941, under Auditor's File No. 333903, records of Skagit County, Washington.

For: 20 foot roadway easement
Affects: Parcel C

Easement and Agreement with joint maintenance provisions, including the terms and conditions thereof, disclosed by instrument(s);

Between: Glenn F. Dixon et ux and National Food Corporation Employee Pension Trust
Recorded: December 22, 1994
Auditor's No(s): 9412220085, records of Skagit County, Washington

Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded:
Auditor's No.: 487100; 548106, records of Skagit County, Washington
To: State of Washington
Affects: Parcel D

Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) condemned by proceedings:

Under Decree: 33045; 32903
To: State of Washington
Affects: Parcels A and B

Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.



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 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.

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