

When recorded return to:

DV Trees LLC
22895 Apple Lane
Sedro Woolley, Wa. 98284

GNW 21-10500

STATUTORY WARRANTY DEED

THE GRANTOR(S) Winkelman Farm LLC, a Washington Limited Liability Company, 19117 State Route 9 Southeast, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to DV Trees 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 7, Township 33 North, Range 5 East; Ptn. Gov. Lot I and NE NE

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: P18002 330507-1-003-01003 P18000/330507-1-002-0005 P17972/330507-0-001-0008

Dated: May 06, 2021

Winkelman Farm LLC, a Limited Liability Company

By: Ruth Heft
Ruth Heft, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2074

May 10 2021

Amount Paid \$3765.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10500-SJ

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STATE OF WASHINGTON
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Ruth Heft 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 Managing Member of Winkelman Farm LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 06 day of April 2021

Crystal Deighton
Signature

Parson Assistant
Title

My appointment expires: 10-13-2021



Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: Vacant Land, Mount Vernon, WA 98274
Tax Parcel Number(s):

Property Description:

Those portions of Government Lot 1 and of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 33 North, Range 5 East, W.M. lying Easterly of State Highway 9.

EXCEPT that portion of the Northeast quarter of the Northeast quarter of Section 7, Township 33 North, Range 5 East, W.M. Skagit County, Washington, described as follows:

Starting at the Northeast corner of said Northeast quarter of Northeast quarter;
thence South 600 feet;
thence West 870 feet to the Point of beginning;
thence North 175 feet;
thence East 125 feet;
thence South 175 feet;
thence West 125 feet to the point of Beginning.

Situated in Skagit County, Washington.

EXHIBIT B

21-10500-SJ

1. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Bass Lumber Company

Recorded: August 27, 1918

Auditor's No.: 127246 (111 Deeds 105)

Regarding: Mineral Reservation in the NW 1/4 of the NE 1/4 of the NE 1/4 of the subject property

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light

Recorded: April 15, 1925

Auditor's No. 182778 (136 Deeds 211)

Purpose: Electric transmission lines and related facilities

Area Affected: A 50-foot wide strip of the NE 1/4 of the NE 1/4 of the subject property

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation

Recorded: September 13, 1956

Auditor's No. 541542

Purpose: Oil pipelines

Area Affected: A portion of the subject property

4. Reservations, provisions and/or exceptions contained in instrument executed by Wilma J. Proctor, recorded October 25, 1973 as Auditor's File No. 792554.

Easement for ingress, egress and utilities.

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light

Recorded: September 23, 1980

Auditor's No. 8009230004

Purpose: Electric system and related facilities

Area Affected: A 10-foot wide portion of the subject property

6. Easement exchange and terms and conditions thereof:

Recorded: January 27, 1989

Auditor's No.: 8901270021

7. 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: Short Plat No. 93-018

Recorded: August 19, 1994

Auditor's No.: 9408190034

Affects: The South line of the subject property

8. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ralph Heft, et ux, et al

Recorded: May 22, 1996

Auditor's No. 9605220034

Statutory Warranty Deed
LPB 10-05

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Purpose: ingress, egress and utilities

Area Affected: A 60- foot wide portion of the subject property – see illustrative map attached to said Easement

9. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: A parcel of land lying North of the subject property

Recorded: December 12, 2007

Auditor's No.: 200712120115

For: ingress, egress and utilities

Affects: A portion of the North 30 feet of the subject property

10. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 12, 2018

Auditor's No.: 201807120058

Affects: P18000

11. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 12, 2018

Auditor's No.: 201807120059

Affects: P17972 and P18002

12. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded April 10, 2019 as Auditor's File No. 201904100008

13. 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: Designated Forest Land

Recorded: March 9, 1977

Auditor's No.: 852230