



202108170061

08/17/2021 11:03 AM Pages: 1 of 18 Fees: \$220.50
Skagit County Auditor

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Mark Knutzen Farms, Inc.
9598 Avon Allen Road
Bow, WA 98232

LAND TITLE & ESCROW
Order No. 02-184822-OE
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-3743
AUG 17 2021

**BOUNDARY ADJUSTMENT
STATUTORY WARRANTY DEED**

Amount Paid \$ 895.00
Skagit Co. Treasurer
By ALB Deputy

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: Boundary Adjustment Statutory Warranty Deed

Grantors: SKAGIT VALLEY FARM COOLING LLC, a Washington limited liability company
MARK KNUTZEN FARMS, INC., a Washington corporation

Grantees: SKAGIT VALLEY FARM COOLING LLC, a Washington limited liability company
MARK KNUTZEN FARMS, INC., a Washington corporation

Abbreviated Legal Description: Ptn NW 1/4; Sec. 31, Twn 35 N, Rg. 4 E

Complete Legal Descriptions in Exhibits D - H

Assessor's Parcel Nos.: P38128 (350431-0-001-0007); P38155 (350431-2-002-0002); P38129 (350431-0-002-0006); P38156 (350431-2-003-0001).

THIS BOUNDARY ADJUSTMENT STATUTORY WARRANTY DEED is made this 3rd day of July, 2021, by and between **Skagit Valley Farm Cooling LLC**, a Washington limited liability company and **Mark Knutzen Farms, Inc.**, a Washington corporation (collectively "Grantors") and **Skagit Valley Farm Cooling LLC**, a Washington limited liability company and **Mark Knutzen Farms, Inc.**, a Washington corporation (collectively "Grantees"). Grantors and Grantees are collectively referred to herein as the "Parties."

RECITALS

A. Grantors are the owners of the following parcels of real property, more particularly described in **Exhibits A – C**, which by this reference are incorporated herein, with the Exhibits describing four separate legal lots:

Mark Knutzen Farms Property:

Mark Knutzen Farms, Inc. is the owner of Skagit County Parcel Nos. P38128 (**Exhibit A**) and P38155 (**Exhibit B**) ("Mark Knutzen Farms Property").

Skagit Cooling Property:

Skagit Valley Farm Cooling LLC is the owner of Skagit County Parcel Nos. P38129 and P38156 (**Exhibit C**) ("Skagit Cooling Property").

B. The Parties wish to adjust the boundaries between their respective properties through a boundary line adjustment. The legal description of the property that is being conveyed from Mark Knutzen Farms, Inc. to Skagit Valley Cooling LLC is set forth in **Exhibit D** which by this reference is incorporated herein. The legal description of the property that is being conveyed from Skagit Valley Cooling LLC to Mark Knutzen Farms, Inc. is set forth in **Exhibit E** which by this reference is incorporated herein. Following the conveyances, the adjusted legal description of the four parcels will be as set forth in **Exhibits F-H**, which by this reference are incorporated herein, with the legal descriptions set forth in each of these three Exhibits constituting four separate legal lots.

C. Attached as **Exhibit I**, which by this reference is incorporated herein, is a sketch reflecting the boundaries of Skagit County Parcel Nos. P38128, P38155, P38129, and P38156 before the conveyances. Attached as **Exhibit J**, which by this reference is incorporated herein, is a sketch reflecting the boundaries of Skagit County Parcel Nos. P38128, P38155, P38129, and P38156 after the conveyances.

D. The Parties hereby declare and acknowledge the resulting parcel boundary adjustments will not create additional lots. There are presently four legal parcels and there will be the same number of parcels following the boundary adjustments.

CONVEYANCES

THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged and for the purpose of establishing new boundary lines between the parcels,

1. Grantor Mark Knutzen Farms, Inc., a Washington corporation, hereby conveys and warrants to Grantee Skagit Valley Farm Cooling LLC, a Washington limited liability company, the real property together with all after-acquired title of the Grantor Mark Knutzen Farms, Inc., a Washington corporation, therein described in the attached **Exhibit D** which by this reference is incorporated herein.

Situate in Skagit County, Washington. Subject to and together with all easements, reservations, restrictions, and other instruments of record.

2. Grantor Skagit Valley Farm Cooling LLC, a Washington limited liability company, hereby conveys and warrants to Grantee Mark Knutzen Farms, Inc., a Washington corporation, the real property, together with all after-acquired title of the Grantor Skagit Valley Farm Cooling LLC, a Washington limited liability company therein, as described in the attached **Exhibit E** which by this reference is incorporated herein.

Situate in Skagit County, Washington. Subject to and together with all easements, reservations, restrictions, and other instruments of record.

The above-described property will be combined or aggregated with contiguous property owned by the respective Grantee. These boundary adjustments are not for the purpose of creating any additional building lots.

APPROVAL

This boundary line adjustment is approved by Grace Roeder of the Skagit County Planning and Development Services on 7/30, 2021.

**Approved: Skagit County Planning and
Development Services**

By: Grace Roeder
Grace Roeder

**SKAGIT VALLEY FARMS COOLING LLC, a
Washington limited liability company**

By: _____
Tony Wisdom, its President/CEO

**MARK KNUTZEN FARMS, INC., a Washington
corporation**

By: Mark I. Knutzen
Mark I. Knutzen, its President

2. Grantor Skagit Valley Farm Cooling LLC, a Washington limited liability company, hereby conveys and warrants to Grantee Mark Knutzen Farms, Inc., a Washington corporation, the real property, together with all after-acquired title of the Grantor Skagit Valley Farm Cooling LLC, a Washington limited liability company therein, as described in the attached **Exhibit E** which by this reference is incorporated herein.

Situate in Skagit County, Washington. Subject to and together with all easements, reservations, restrictions, and other instruments of record.

The above-described property will be combined or aggregated with contiguous property owned by the respective Grantee. These boundary adjustments are not for the purpose of creating any additional building lots.

APPROVAL

This boundary line adjustment is approved by Grace Roeder of the Skagit County Planning and Development Services on 7/30, 2021.

**Approved: Skagit County Planning and
Development Services**

By: Grace Roeder
Grace Roeder

**SKAGIT VALLEY FARMS COOLING LLC, a
Washington limited liability company**

By: Tony Wisdom
Tony Wisdom, its President/CEO

**MARK KNUTZEN FARMS, INC., a Washington
corporation**

By: Mark I. Knutzen
Mark I. Knutzen, its President

State of Washington)
) :ss
 County of _____)

On this _____ day of July, 2021, before me, _____ a Notary Public in and for the state of Washington, personally appeared **Tony Wisdom**, to me known to be the President/CEO of **Skagit Valley Farm Cooling LLC**, a Washington limited liability company, the entity that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

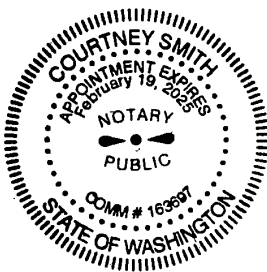
WITNESS MY HAND AND OFFICIAL SEAL.

Printed Name: _____
 Notary Public in and for the State of Washington
 Residing at: _____
 My Commission Expires: _____

State of Washington)
) :ss
 County of Skagit)

On this 20TH day of July, 2021, before me, Courtney Smith a Notary Public in and for the state of Washington, personally appeared **Mark I. Knutzen**, to me known to be the President of **Mark Knutzen Farms, Inc.**, a Washington corporation, the entity that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

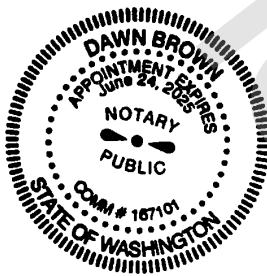


Courtney Smith
 Printed Name: Courtney Smith
 Notary Public in and for the State of Washington
 Residing at: Burlington, WA
 My Commission Expires: 2-19-25

State of Washington)
) :ss
 County of SKAGIT)

On this 20 day of July, 2021, before me, DAWN BROWN a Notary Public in and for the state of Washington, personally appeared **Tony Wisdom**, to me known to be the President/CEO of **Skagit Valley Farm Cooling LLC**, a Washington limited liability company, the entity that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.



DAWN BROWN
 Printed Name: DAWN BROWN
 Notary Public in and for the State of Washington
 Residing at: Burlington, WA
 My Commission Expires: 6-24-2025

State of Washington)
) :ss
 County of Skagit)

On this _____ day of July, 2021, before me, _____ a Notary Public in and for the state of Washington, personally appeared **Mark I. Knutzen**, to me known to be the President of **Mark Knutzen Farms, Inc.**, a Washington corporation, the entity that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

 Printed Name: _____
 Notary Public in and for the State of Washington
 Residing at: _____
 My Commission Expires: _____

EXHIBIT A
BEFORE BOUNDARY LINE ADJUSTMENT
Mark Knutzen Farms, Inc. Skagit County Parcel No. 38128

Government Lot 1 of Section 31, Township 35 North, Range 4 East, W.M.;
EXCEPT the as built and existing County roads running along the West line and the North line
thereof, commonly known as Pulver Road and Josh Wilson Road;
And ALSO EXCEPT ditch right of way as condemned in Skagit County Superior Court Cause No.
3604.

Situate in the County of Skagit, State of Washington

EXHIBIT B
BEFORE BOUNDARY LINE ADJUSTMENT
Mark Knutzen Farms, Inc. Skagit County Parcel No. 38155

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M.;
EXCEPT County road running along the North line thereof.

Situate in the County of Skagit, State of Washington

EXHIBIT C
BEFORE BOUNDARY LINE ADJUSTMENT
Skagit Valley Farm Cooling LLC
Skagit County Parcel Nos. P38129 and P38156

The North $\frac{1}{2}$ of Government Lot 2 of Section 31, Township 35 North, Range 4 East W.M.;
EXCEPT the as built and existing County Road running along the West line there of known as
Pulver Road.

ALSO the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 35
North, Range 4 East, W. M.

Situate in the County of Skagit, State of Washington.

EXHIBIT D
PROPERTY BEING CONVEYED
TO SKAGIT VALLEY FARM COOLING LLC
FROM MARK KNUTZEN FARMS, INC.
A Portion of Skagit County Parcel No. 38128

The South 80 feet of Government Lot 1 of Section 31, Township 35 North, Range 4 East, W.M.;

EXCEPT the as built and existing County road running along the West line thereof, commonly known as Pulver Road;

And ALSO EXCEPT ditch right of way as condemned in Skagit County Superior Court Cause No. 3604.

Situate in the County of Skagit, State of Washington

EXHIBIT E
PROPERTY BEING CONVEYED
TO MARK KNUTZEN FARMS, INC.
FROM SKAGIT VALLEY FARM COOLING LLC
A Portion of Skagit County Parcel No. 38156

The North 80 feet of the West 1288.4 feet of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT F
AFTER BOUNDARY LINE ADJUSTMENT
Mark Knutzen Farms, Inc. Skagit County Parcel No. 38128

Government Lot 1 of Section 31, Township 35 North, Range 4 East, W.M.;

EXCEPT the South 80 feet of said Government Lot 1;

TOGETHER WITH that portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 31 described as follows:

Beginning at the Northwest corner of said subdivision; thence S $1^{\circ} 41' 28''$ W along the West line of said subdivision, a distance of 1227.82 feet, more or less, to a point 80 feet North of the Southwest corner of said subdivision; thence S $88^{\circ} 32' 57''$ E along a line parallel with the South line of said subdivision, a distance of 84.02 feet; thence N $1^{\circ} 41' 28''$ E, along a line parallel with the West line of said subdivision, a distance of 1225.77 feet, more or less, to a point on the North line of said subdivision which bears S $87^{\circ} 09' 13''$ E, a distance of 84.04 feet, more or less, from the point of beginning; thence N $87^{\circ} 09' 13''$ W along the North line of said subdivision a distance of 84.04 feet, more or less, to the point of beginning;

EXCEPT the as built and existing County roads running along the West line and the North line of the above described parcels, commonly known as Pulver Road and Josh Wilson Road;

And ALSO EXCEPT ditch right of way as condemned in Skagit County Superior Court Cause No. 3604.

Situate in the County of Skagit, State of Washington

EXHIBIT G
AFTER BOUNDARY LINE ADJUSTMENT
Mark Knutzen Farms, Inc. Skagit County Parcel No. 38155

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M.;
EXCEPT that portion thereof described as follows:

Beginning at the Northwest corner of said subdivision; thence S $1^{\circ}41'28''$ W along the West line of said subdivision, a distance of 1227.82 feet, more or less, to a point 80 feet North of the Southwest corner of said subdivision; thence S $88^{\circ}32'57''$ E along a line parallel with the South line of said subdivision, a distance of 84.02 feet; thence N $1^{\circ}41'28''$ E, along a line parallel with the West line of said subdivision, a distance of 1225.77 feet, more or less, to a point on the North line of said subdivision which bears S $87^{\circ}09'13''$ E, a distance of 84.04 feet, more or less, from the point of beginning; thence N $87^{\circ}09'13''$ W along the North line of said subdivision a distance of 84.04 feet, more or less, to the point of beginning;

AND EXCEPT County road running along the North line of the above described property, commonly referred to as Josh Wilson Road;

TOGETHER WITH the North 80 feet of the West 1288.4 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 31;

Situate in the County of Skagit, State of Washington

EXHIBIT H
AFTER BOUNDARY LINE ADJUSTMENT
Skagit Valley Farm Cooling LLC
Skagit County Parcel Nos. P38129 and P38156

The North $\frac{1}{2}$ of Government Lot 2 of Section 31, Township 35 North, Range 4 East, W.M.; TOGETHER WITH the South 80 feet of Government Lot 1 of said Section 31; EXCEPT the as built and existing County Road running along the West line thereof known as Pulver Road; AND ALSO EXCEPT ditch right of way as condemned in Skagit County Superior Court Cause No. 364.

ALSO the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W. M.; EXCEPT the North 80 feet of the West 1288.4 feet thereof.

Situate in the County of Skagit, State of Washington

EXHIBIT I
SKETCH BEFORE ADJUSTMENT

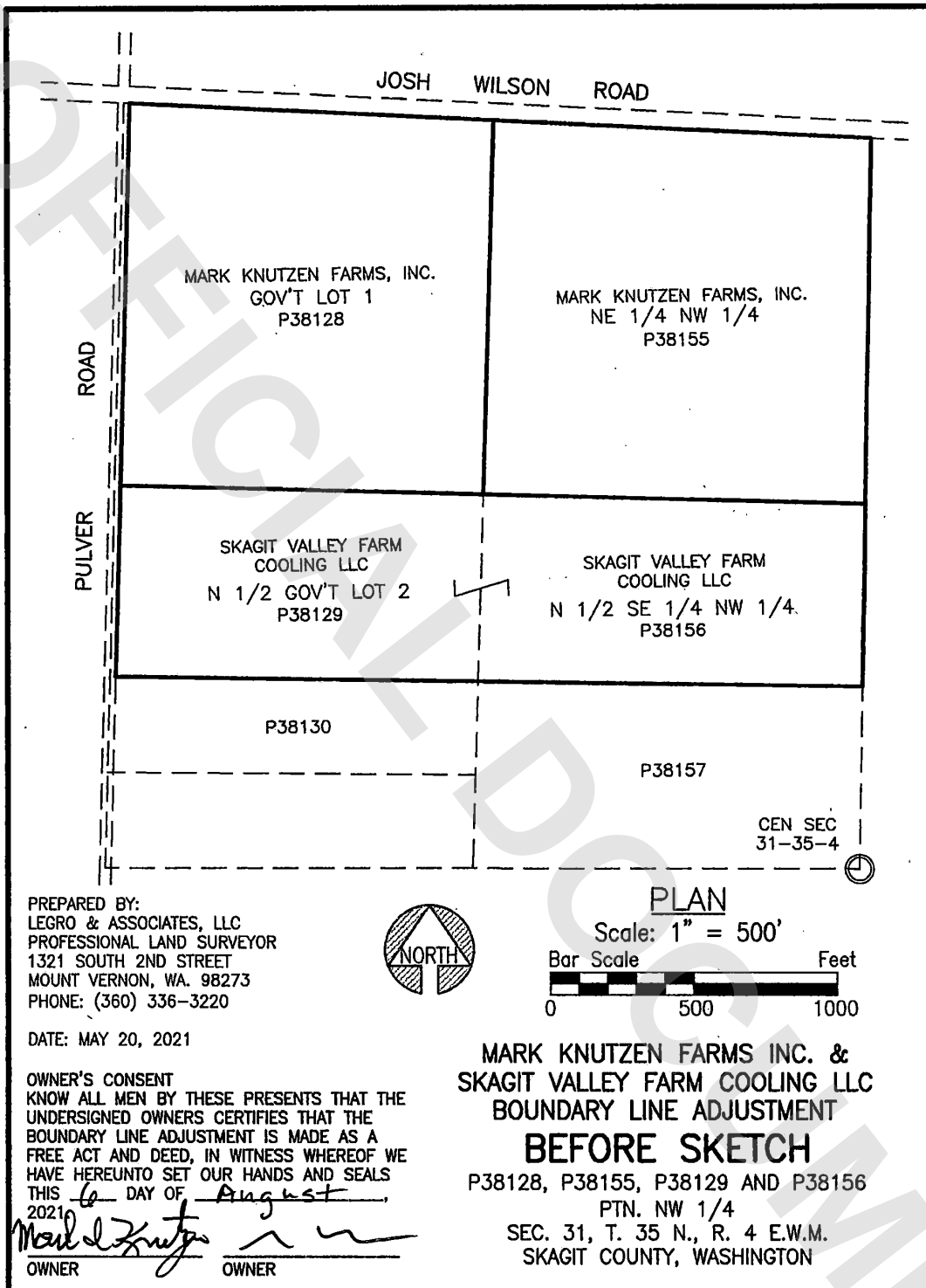


EXHIBIT J
SKETCH AFTER ADJUSTMENT

