

When recorded return to:

Hughes Farm Inc.  
13225 Farm to Market Rd., Ste B  
Mount Vernon, WA 98273

GNW 21-13832

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Western Valley Farms Properties, LLC, a Washington Limited Liability Company, 20616  
Bulson Road, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to Hughes Farm Inc., a Washington Corporation

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: Property 1:  
Ptn of 17-33-4E, W.M.; N½ of the SW ¼

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): P16732

Dated: 11-29-21

Western Valley Farms Properties, LLC, a Washington Limited Liability Company

By: [Signature]  
Steven H. Boon, Member

By: [Signature]  
Jeffrey E. Boon, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5484

Nov 30 2021

Amount Paid \$15186.80  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13832-TJ

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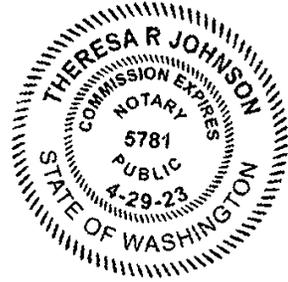
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of November, 2021 by Steven E. Boon as Member of Western Valley Farms Properties, LLC

Theresa R Johnson  
Signature

Notary  
Title

My appointment expires: 4-29-23



UNOFFICIAL DOCUMENT

Statutory Warranty Deed  
LPB 10-05

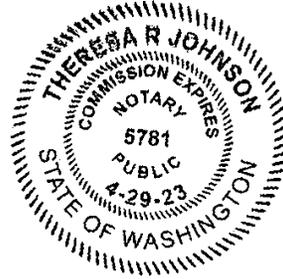
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of November, 2021 by Jeffrey E. Boon as Member of Western Valley Farms Properties, LLC.

Theresa R Johnson  
Signature

Notary  
Title

My appointment expires: 4-29-23



UNOFFICIAL DOCUMENT

Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: NHN Cedardale Road, Conway, WA 98274  
Tax Parcel Number(s): P16732

**Property Description:**

(P16732)

The South 60 rods and the North 20 rods of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ , Section 17, Township 33 North, Range 4 East, W.M.;

EXCEPT the North 85 feet of the South 1,020.31 feet of the West 260 feet of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 17; AND EXCEPT the West 403 feet of the South 476 feet of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 17.

EXCEPT road right-of-way along the West line thereof and drainage ditch rights-of-way appropriated for Drainage District No. 17 along the South line thereof, along the East line thereof, and running North and South through the center of said property.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**

21-13832-TJ

**1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Seattle and Northern Railway Company

Recorded: December 23, 1891

Auditor's No. Volume 22 of Deeds, page 300

Purpose: The right to lay and maintain water pipe line in an Easterly and Westerly direction

Area Affected: Over and across the South 1/2 of Section 17, Township 33 North, Range 4 East, W.M

**2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Pacific Telephone and Telegraph Company, its successors and assigns

Recorded: February 18, 1929

Auditor's No. Volume 150 of Deeds, page 210

Purpose: The right to erect and maintain an anchor with necessary wires and fixtures hereon, and to keep the

same free from foliage Area Affected: Across the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 33 North, Range 4 East, W.M.

**3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Olympic Pipe Line Company, a Delaware Corporation

Recorded: May 14, 1964

Auditor's No. 650532

Purpose: One pipe line for the transportation of liquid petroleum products

Area Affected: That this easement shall be 30 feet in width, being 15 feet on either side of the center line, which center line is through and in the property of the Grantor and more particularly described as follows: Beginning at a point 750 feet, more or less, West of the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 33 North, Range 4 East, W.M.; thence Southeasterly to a point 83 feet, more or less, West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 17.

**AGREEMENT MODIFYING EASEMENT:**

Recorded: May 4, 1973

Auditor's No. 784552

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

Executed By: Lloyd B. Anderson, Et Al

Recorded: July 9, 1975

Auditor's No.: 820324

As Follows: "The Sellers under said contract hereby affirm that the balance of said property hereinafter described shall not be used for building purposes unless approved by appropriate county officials. That said property is situated in Skagit County, Washington, more particularly described as follows, to-wit: The South 60 rods of the North 1/4 of the Southwest 1/4, less road and ditch rights-of-way. And also Less the West 260 feet of the North 85 feet of Section 17, Township 33 North, Range 4 East, W.M."

5. Provisions and matters regarding a boundary line adjustment set forth on document recorded August 20, 2008 under Auditor's File No. 200808200055.

6. 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: August 29, 2008

Auditor's No.: 200808290006

Statutory Warranty Deed  
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Said instrument is a correction of those instruments recorded under Auditor's File Nos. 200807230079 and 200807230080.

**7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit County, a political subdivision of the State of Washington

Recorded: April 4, 2012

Auditor's No. 201204040002

Purpose: Easement to assure protection of critical areas, wetlands and fish and wildlife protection areas on the protected property

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

**PLAT/SURVEY: Name: Skagit County Short Plat #40-74**

Recorded: September 6, 1974

Auditor's No.: 806842

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

Name: Survey for Sidney and Karen Tiemersma

Recorded: October 5, 2004

Auditor's No.: 200410050055

10. There is no recorded means of ingress or egress to a public road from said property. It is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.