



202204080032

04/08/2022 10:14 AM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor

Recorded at the Request of and
When Recorded Return to:

Julie O. Clark
LANE POWELL PC
1420 Fifth Avenue, Suite 4200
Seattle, Washington 98101-2375

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 1444
APR 08 2022

Amount Paid \$ 0
By Skagit Co. Treasurer Deputy
[Signature]

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DOCUMENT TITLE:	QUIT CLAIM DEED	
GRANTOR:	SALISHAN FARMS LLC	
GRANTEE:	SALISHAN FARMS LLC	
ABBREVIATED LEGAL DESCRIPTION:	Existing Parcels	Lots 1 and 2, Skagit Co SP-96-0090 Being Ptns of S 1/2 of SW 1/4, 32- 35-3 E W.M.
	Adjusted Parcels	Lots 1 and 2, Skagit Co SP-96-0090 Being Ptns of S 1/2 of SW 1/4, 32- 35-3 E W.M.
ASSESSOR'S PROPERTY PARCEL ACCOUNT NOS.:	Existing Parcels	P35200 (350332-3-026-0115) P106698 (350332-3-026-0200)
	Adjusted Parcels	P35200 (350332-3-026-0115) P106698 (350332-3-026-0200)

QUIT CLAIM DEED

WHEREAS, SALISHAN FARMS LLC, a Washington limited liability company, as both Grantor and Grantee, is the owner of the real property bearing Skagit County Assessor's parcel nos. P35200 and P106698, and described in Exhibit A and Exhibit B attached hereto.

WHEREAS, Grantor and Grantee wish to combine two parcels into one. The combined legal description of the parcels is attached hereto as Exhibit C.

NOW THEREFORE, the **GRANTOR**, SALISHAN FARMS LLC, a Washington limited liability company, for the sole purpose of completing a boundary line adjustment to cause the consolidation of two parcels into one, and in accordance with Skagit County Code Chapter 14.18.700 and not for the purpose of creating any additional building lots, and for no consideration or change in beneficial interest, conveys and quit claims to SALISHAN FARMS LLC, a Washington limited liability company, as **GRANTEE**, the real property legally described in Exhibits A, B and C, as depicted on the diagrams attached as Exhibit D, with all exhibits attached hereto and by this reference incorporated herein, situated in the County of Skagit, State of Washington.

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 E attached hereto and incorporated herein by this reference.

DATED this 6 day of April, 2022.

GRANTOR:

SALISHAN FARMS LLC,
a Washington limited liability company

By: [Signature]

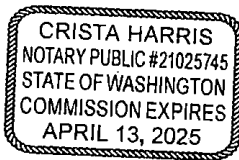
Name: Charles M. Drackett, Jr.

Its: Manager

STATE OF Washington)
) ss.

COUNTY OF Skaagit)

On this 6 day of April, 2022, before me personally appeared Charles M. Drackett, Jr., known to me to be the Manager of SALISHAN FARMS LLC, a Washington limited liability company, 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 on behalf of said entity.



[Signature]
Print Name: Crista Harris
NOTARY PUBLIC for the State of WA,
residing at UPS Store 5499
My appointment expires: 04-13-2025

EXHIBIT A**Legal Description of Existing Parcel
(Skagit County Assessor's Parcel Number P-35200)**

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 1/2 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East of the Willamette Meridian; and portions of 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 portions of Lots 9 through 12, Final Plat of Bridgewater Estate 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.

TOGETHER WITH 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 1/2 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East of the Willamette Meridian; and portions of Lots 6 through 8, Final Plat of Bridgewater Estate Phase I, according to the plat thereof recorded in Volume 15 of Plats, pages 174 and 175; and portions 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.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 226,218 sq ft, 5.19 acres



EXHIBIT B**Legal Description of Existing Parcel
(Skagit County Assessor's Parcel Number P-106698)**

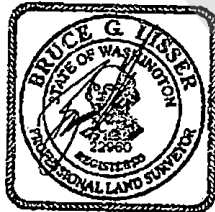
Lot 2, Skagit County Short Plat No. 96-0090, approved December 5, 1996, and recorded December 13, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File No. 9612180054, records of Skagit County, Washington; being a portion of the South 1/2 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East of the Willamette Meridian; and portions of 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 portions of Lots 9 through 12, Final Plat of Bridgewater Estate 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.

TOGETHER WITH 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 1/2 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East of the Willamette Meridian; and portions of Lots 6 through 8, Final Plat of Bridgewater Estate Phase I, according to the plat thereof recorded in Volume 15 of Plats, pages 174 and 175; and portions of 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.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 217,800 sq ft, 5.00 acres



3-22-22

EXHIBIT C**Legal Description of Adjusted Parcel
(Skagit County Assessor's Parcel Number P-35200 and P-106698)**

Lots 1 and 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 1/2 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East of the Willamette Meridian; and portions of 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 portions of Lots 9 through 12, Final Plat of Bridgewater Estate 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.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including the utilities portion of that certain 40-foot easement along the South side of said Lot 1, Skagit County Short Plat No. 96-0090. The ingress, egress portion of said easement is hereby relinquished.

Situate in the County of Skagit, State of Washington.

Containing 444,018 sq ft, 10.19 acres

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

The above described parcel will be consolidated into a single lot.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By:

Title:

Date:

Note: In addition to this Boundary Line Adjustment deed, a separate relinquishment document is to be recorded to insure that the relinquishment of the ingress, egress portion of the above-reference 40-foot wide easement is not missed.

The intent of the relinquishment is to allow the property owner to abandon the existing driveway location and relocate it with a new driveway access at the northwestern portion of the property.



3-22-22

EXHIBIT D

Maps depicting Before Adjustment and After Adjustment

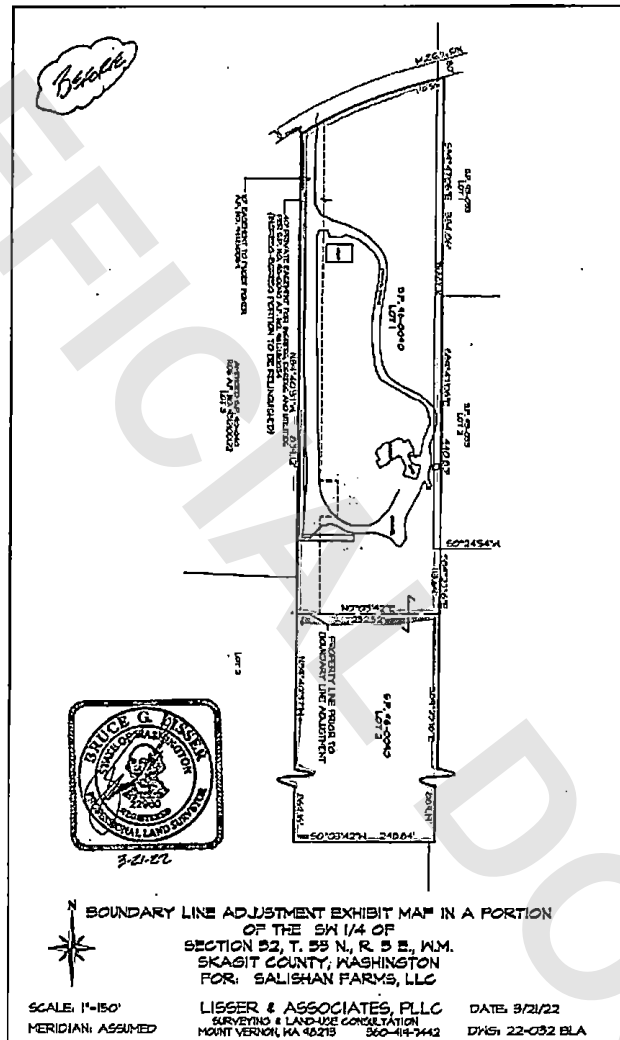
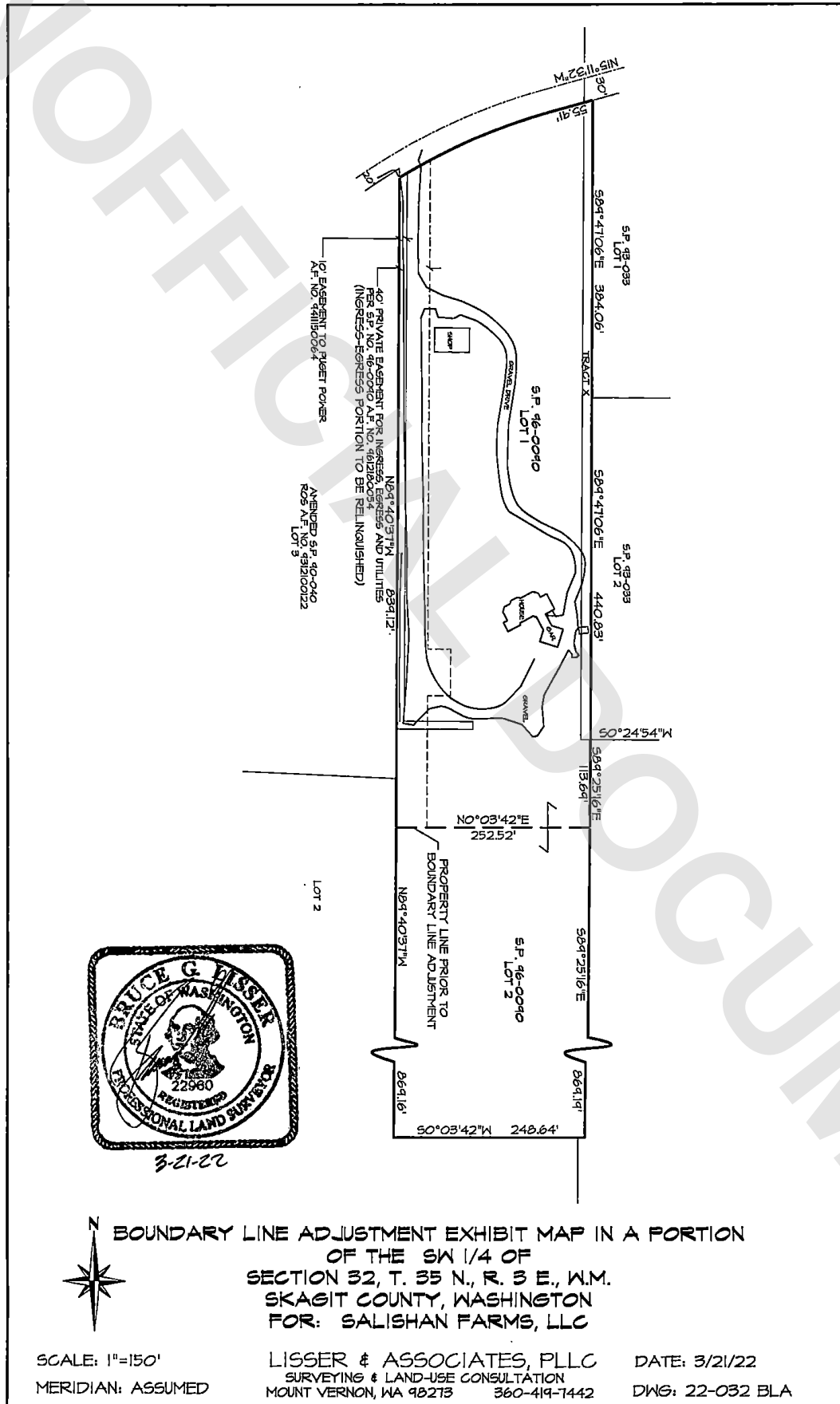
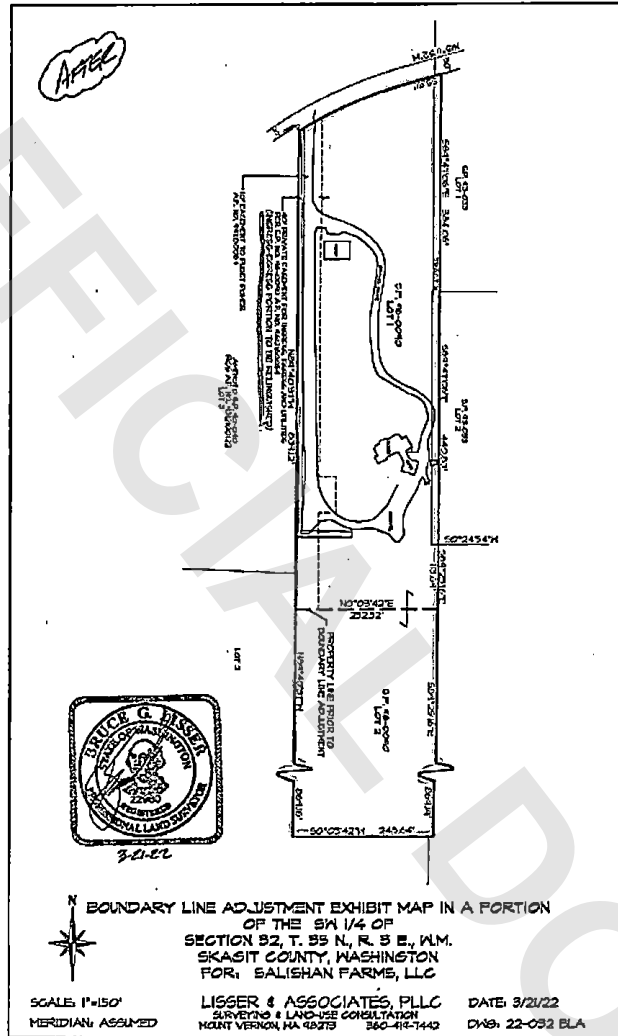


EXHIBIT "D"





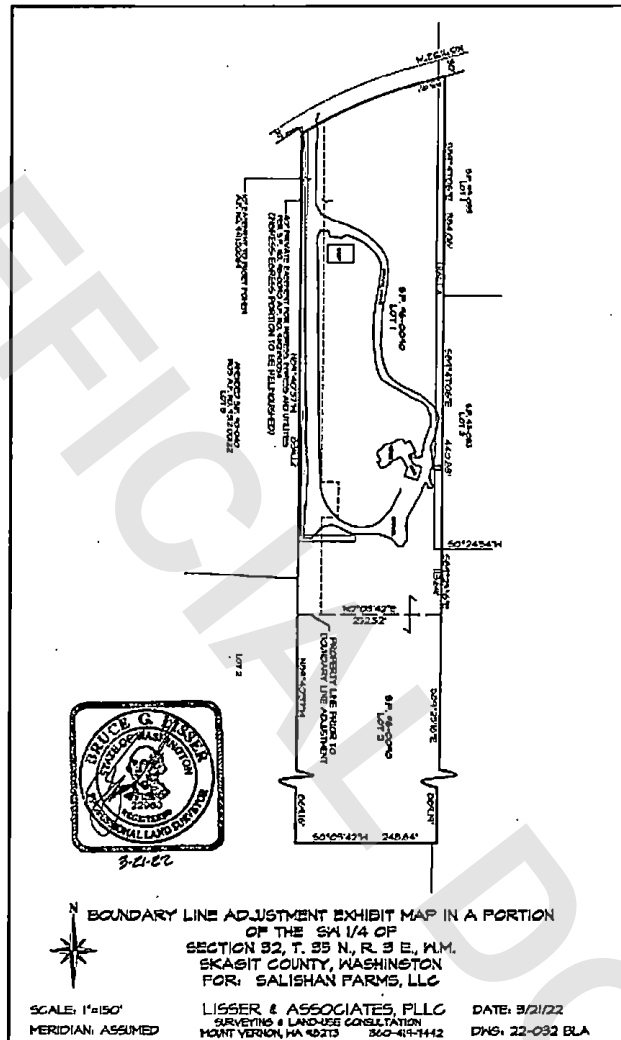


EXHIBIT E**Right to Manage Natural Resource Lands Disclosure**

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.