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04/22/2022 11:03 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

When recorded return to:

FAIRBUSH FARM, LLC  
C/O John and Toni Christianson 15806 Best Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 1667  
APR 22 2022

Amount Paid \$ 26,705.  
Skagit Co. Treasurer  
By LT Deputy

204938-LT

**STATUTORY WARRANTY DEED**

THE GRANTOR(S)

Skagit Delta, LLC, a Washington limited liability company,

for and in consideration of

ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 Dollars (\$1,500,000.00)

in hand paid, conveys, and warrants to

Fairbush Farm, 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: (Required if full legal not inserted above.)

Lot 2, SP #23-83, AF #8305240001 (ptn SE, 20-34-3)

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record  
including, but not limited to, those shown Land Title Company's Preliminary Commitment No.  
204938-LT.

Tax Parcel Number(s): 340320-4-001-0111/P22203

Dated: April 19, 2022

Skagit Delta, LLC, a Washington Limited Liability Company

By: [Signature]  
Jesse Zayce Kruse, Manager / Member

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 20 day of April, 2022 by Jesse Zayce Kruse as  
Manager / Member of Skagit Delta, LLC.

Katey m. Von Hagel  
Signature

Notary  
Title

My appointment expires: 4-9-2024



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 13712 McLean Road, Mount Vernon, WA 98273  
Tax Parcel Number(s): 340320-4-001-0111/P22203

Property Description:

PARCEL "A":

Lot 2, Short Plat No. 23-83, approved April 23, 1983 and recorded May 24, 1983, under Auditor's File No. 8305240001 in Volume 6 of Short Plats, page 63, records of Skagit County, Washington: being a portion of the North 1/2 of the Southeast 1/4 of Section 20, Township 34 North, Range 3 East, W.M,

EXCEPT that portion conveyed to Skagit County by deed recorded June 10, 2008, under Auditor's File No. 200806100158.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for road, utilities and drainage purposes as delineated over and across the South 25 feet of Lot 1 of Short Plat No. 23-83, approved April 23, 1983 and recorded May 24, 1983, under Auditor's File No. 8305240001 in Volume 6 of Short Plats, page 63, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.