

When recorded return to:

Kloot Farms Inc.
Suite 1120-888 3rd Ave SW
Calgary, AB T2P 5C5

GNW 22-15263

STATUTORY WARRANTY DEED

THE GRANTOR(S) James N. Nelson, as his separate estate and Norman W. Nelson, a married man, as his separate estate, PO Box 870, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to Kloot Farms Inc., a Nevada Corporation

the following described real estate, situated in the County Skagit, State of Washington:

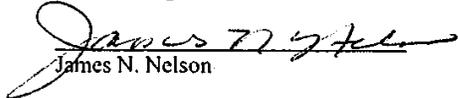
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
THE E 1/2 OF THE SE 1/4 and PTN of the W 1/2 in the SE 1/4 in 20-35-4, W.M.

This Conveyance is subject only to those matters set forth on Exhibit "B" attached hereto.

Tax Parcel Number(s): P36981/350420-4-001-0101 & P36980/350420-4-001-0002 & P36983/350420-4-002-0001
& P36990/350420-4-006-0007

Dated: 05-06-2022


James N. Nelson

Norman W. Nelson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221897
May 06 2022
Amount Paid \$15491.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15263-KH

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& P36990/350420-4-006-0007

Dated: _____

James N. Nelson

Norman W. Nelson, Jr _____ 05/05/2022
Norman W. Nelson

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15263-KH

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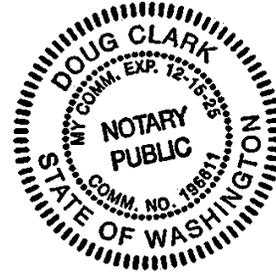
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6th day of May, 2022 by James N. Nelson and Norman W. Nelson.

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-25



STATE OF WASHINGTON Texas
COUNTY OF SKAGIT HARRIS

This record was acknowledged before me on 5th day of May, 2022 by Nelson.

and Norman W.

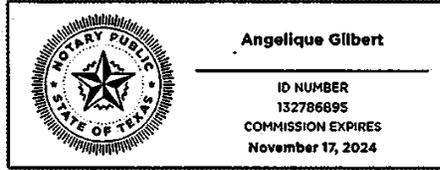


Signature

Notary Public, State of Texas

Title

My appointment expires: 11/17/2024



Notarized online using audio-video communication

EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN Cook Road, Burlington, WA 98233
Tax Parcel Number(s): P36981/350420-4-001-0101 & P36980/350420-4-001-0002 & P36983/350420-4-002-0001
& P36990/350420-4-006-0007

Property Description:

The East 1/2 of the Southeast 1/4 of Section 20, Township 35 North, Range 4 East, W.M.,

EXCEPT the North 25 feet thereof conveyed to Skagit County for road purposes by deeds recorded April 25, 1894, under Auditor's File No. 19199, in Volume 28 of Deeds, page 549, and recorded June 27, 1972, under Auditor's File No. 770211, records of Skagit County, Washington.

ALSO, the East 24.75 feet of the West 1/2 of the Southeast 1/4 of Section 20, Township 35 North, Range 4 East, W.M.,

EXCEPT the North 20 feet thereof conveyed to Skagit County for road purposes by deed recorded April 25, 1894, under Auditor's File No. 19199, in Volume 28 of Deeds, page 549, records of Skagit County, Washington.

EXCEPT that right of way as conveyed by right of way deed dated July 8, 1999 and recorded September 23, 1999 under Auditor's File No. 9909230058, a re-recording of Auditor's File No. 9907220011, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
L/PB 10-05

Order No.: 22-15263-KH

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EXHIBIT B

22-15263-KH

1. Easement, affecting a portion of subject property for the purpose of Underground Pipeline including terms and provisions thereof granted to Cascade Natural Gas Corporation, its successors and/or assigns recorded April 3, 1957 as Auditor's File No. 549472
2. Easement, affecting a portion of subject property for the purpose of Regulator Station including terms and provisions thereof granted to Cascade Natural Gas Corporation, a Washington Corporation recorded June 24, 2016 as Auditor's File No. 201606240079
3. Lot certification, including the terms and conditions thereof, recorded August 25, 2020 as Auditor's File No. 202008250082. Reference to the record being made for full particulars. The company makes no determination as to its affects.