

When recorded return to:

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

GNW 22-15264

STATUTORY WARRANTY DEED

THE GRANTOR(S) J&N NELSON PROPERTIES LLC, a Washington Limited Liability Company, PO Box 1246, 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:
Ptn. of SW 1/4 of 21-35-4E W.M. and Ptn. of NW 1/4 of 28-35-4E W.M.

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

Tax Parcel Number(s): P37016/350421-3-006-0008 & P37021/350421-3-006-0503 & P37022/350421-3-007-0007
& P37976/350428-2-003-0006

Dated: 5-6-22

J&N NELSON PROPERTIES LLC, a Washington Limited Liability Company

By: James N. Nelson Member
James N. Nelson, Member

By: _____
Norman W. Nelson, Jr., Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221901

May 06 2022

Amount Paid \$36139.00

Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15264-KH

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Dated: _____

J&N NELSON PROPERTIES LLC, a Washington Limited Liability Company

By: _____
James N. Nelson, Member

By: *Norman W. Nelson Jr* _____ 05/05/2022
Norman W. Nelson, Jr., Member

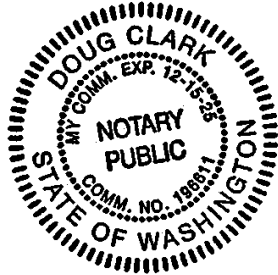
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6th day of May, 2022 by James N. Nelson as Member of
J&N NELSON PROPERTIES LLC.

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-25



STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on _____ day of May, 2022 by Norman W. Nelson, Jr as Member
of J&N NELSON PROPERTIES LLC.

Signature

Title

My appointment expires: _____

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on _____ day of May, 2022 by James N. Nelson as _Member_ of J&N NELSON PROPERTIES LLC.

Signature

Title

My appointment expires: _____

STATE OF WASHINGTON Texas
COUNTY OF ~~SKAGIT~~ HARRIS

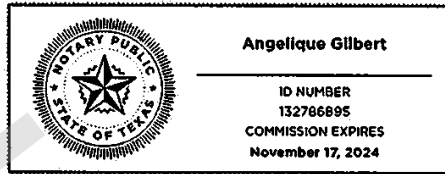
This record was acknowledged before me on 5th day of May, 2022 by Norman W. Nelson, Jr as _Member_ of J&N NELSON PROPERTIES LLC.

Angelique Gilbert
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: 9960 Gardner Road, Burlington, WA 98233
Tax Parcel Number(s): P37016/350421-3-006-0008 & P37021/350421-3-006-0503 & P37022/350421-3-007-0007
& P37976/350428-2-003-0006

Property Description:

PARCEL "A":

The South ½ of the Southwest ¼ of the Southwest ¼ of Section 21, Township 35 North, Range 4 East, W.M., EXCEPT the East 20 feet conveyed to Skagit County for road purposes by Deed dated April 14, 1910 and recorded May 3, 1910, under Auditor's File No. 79227, in Volume 81 of Deeds, page 53, being a portion of Tract "B" of Revised Short Plat No. 86-78, approved October 26, 1978 and recorded October 27, 1978, under Auditor's File No. 890223.

Situate in Skagit County, Washington.

PARCEL "B":

The Northwest ¼ of the Northwest ¼ of Section 28, Township 35 North, Range 4 East, W.M., EXCEPT the East 20 feet thereof conveyed to Skagit County for road purposes by Deed dated April 14, 1910 and recorded May 3, 1910, in Volume 81 of Deeds, page 53, records of Skagit County, Washington.

TOGETHER WITH the Southwest ¼ of the Northwest ¼ of Section 28, Township 35 North, Range 4 East, W.M., EXCEPT the East 30 feet thereof conveyed to Skagit County for road purposes by Deeds dated April 27, 1911 and April 20, 1911 and recorded May 8, 1911 in Volume 85 of Deeds, pages 319 and 321, records of Skagit County, Washington., ALSO EXCEPT the following described tract:

The South 500.00 feet of the East 730.00 feet of the Southwest ¼ of the Northwest ¼ of Section 28, Township 35 North, Range 4 East, W.M., EXCEPT the East 30 feet thereof conveyed to Skagit County for road purposes by Deeds dated April 27, 1911 and April 20, 1911, in Volume 85 of Deeds, pages 319 and 321, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL "C":

The West ½ of the Southwest ¼ of Section 21, Township 35 North, Range 4 East, W.M.;

EXCEPT the South ½ of the Southwest ¼ of the Southwest ¼ of said Section;

AND EXCEPT the North 25 feet thereof conveyed to Skagit County for road purposes by Deeds recorded under Auditor's File No. 19199, in Volume 28 of Deeds, page 549, and Auditor's File No. 770324, records of Skagit County, Washington;

AND EXCEPT the East 20 feet thereof conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 79227, in Volume 81 of Deeds, page 53, records of Skagit County, Washington;

AND EXCEPT that portion thereof lying within the North 30 feet of the East 125 feet of the West 1,166.01 feet of said subdivision, as conveyed to Skagit County for road purposes by Deed recorded under Auditor's File No. 890414, records of Skagit county, Washington;

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AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Tract "A" of Short Plat No. 86-78, approved October 26, 1978 and recorded October 27, 1978, under Auditor's File No. 890223, in Volume 3 of Short Plats, page 35, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of

Section 21, Township 35 North, Range 4 East, W.M.,

AND ALSO EXCEPT that portion conveyed for to Skagit County for road by Deed recorded November 30, 1983, under Auditor's File No. 8311300001, records of Skagit County, Washington.

AND ALSO EXCEPT that portion conveyed to Skagit County for road by Deed recorded September 15, 1999, under Auditor's File No. 199909150102.

(Being a portion of Tract "B" of Revised Short Plat No. 86-78, approved October 26, 1978 and recorded October 27, 1978, under Auditor's File No. 890223.)

Situate in Skagit County, Washington

"SUBJECT TO the Grant Deed of Conservation Easement recorded under Skagit County Auditor's File No. 200406250147, as amended by the Amendment to Grant Deed of Conservation Easement recorded under Skagit County Auditor's File No. 201802130072."

EXHIBIT B

22-15264-KH

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Drainage District No. 14 of Skagit County
Purpose: Drainage ditch
Recording Date: November 23, 1925
Recording No.: 188931
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: Pipe line
Recording Date: May 3, 1957
Recording No.: 550856
Affects: Portion of said premises

The above easement was modified by instrument dated November 9, 1982 and recorded November 18, 1982, under Auditor's File No. 3211180026.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skagit County Short Plat No. 86-78 as Auditor's File No. 890223.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County
Purpose: Access for placement of utility lines on the right of way
Recording Date: June 28, 1972
Recording No.: 770324

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named National Frozen Foods Corp. recorded July 5, 1995 as Auditor's File No. 9507050077.

6. Title Notification and the terms and conditions thereof

Recording Date: May 20, 1997
Recording No.: 9705200078

7. Grant Deed of Conservation Easement and the terms and conditions thereof

Recording Date: June 25, 2004
Recording No.: 200406250147

Said instrument was modified by instrument recorded February 13, 2018, under Auditor's File No. 201802130072.

8. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded April 8, 2009 under Auditor's File No. 200904080058.

9. Lot Certification and the terms and conditions thereof

Recording Date: April 30, 2009
Recording No.: 200904300153

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Said document being a re-recording of Auditor's File No. 200904010080

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Sterling Hills Potatoes recorded July 8, 2009 as Auditor's File No. 200907080109.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Carol J. Miller etal

Purpose: Ingress, egress and utilities and the maintenance thereof

Recording Date: June 9, 2009

Recording No.: 200906090089

Certificate of Acknowledgement

The undersigned hereby acknowledges awareness of the Grant Deed of Conservation Easement recorded under Skagit County Auditor's File No. 200406250147, as amended by the Amendment to Grant Deed of Conservation Easement recorded under Skagit County Auditor's File No. 201802130072 (the "Conservation Easement") and hereby confirms its intent to comply with the terms of the Conservation Easement. This Certificate shall be appended to and recorded with the deed by which the purchaser is acquiring the property which is subject to the Conservation Easement.

DATED May 6, 2022.

PURCHASER

Klot Farms Inc.,
a Nevada corporation

By:  _____

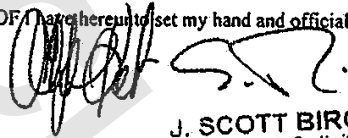
Name: ALFRED KLOT

Title: DIRECTOR

STATE OF)
) SS.
COUNTY OF)

On this 6 day of May, 2022, before me, the undersigned, a Notary Public in and for State of Province
British Columbia duly commissioned and sworn, personally appeared Alfred Klot
, to me known to be the person who signed as President/Director
of Klot Farms Inc., the company that executed the within and foregoing instrument, and acknowledged said
instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned,
and on oath stated that s/he was duly elected, qualified and acting as said President/director
of the company, that s/he was authorized to execute said instrument and that the seal affixed, if any, is the
seal of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



(Signature of Notary)

J. SCOTT BIRCH
Barrister & Solicitor
9202 Young Road
P.O. Box 372
Chilliwack, BC V2P 6J4

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Province
residing at Hope, British Columbia
My Appointment Expires: -N/A