

**202209150047**09/15/2022 12:16 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX2022 3806
SEP 15 2022Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: QUIT CLAIM DEED

Grantor: Knutzen Ag Properties, L.L.C., a Washington limited liability company, surviving company of the merger between Knutzen Ag Properties, L.L.C. and Knutzen Ag Properties, L.P.

Grantee: Knutzen Ag Properties, L.L.C., a Washington limited liability company

Abbreviated Legals: **P22305:** Ptn W 1/2 of NE 1/4 of SW 1/4, Section 22-34N-3E, W.M.
P22307 and P22313: SE 1/4 of SW 1/4, less W 5 ft, less S 5 ft & E 1/2 of NE 1/4 of SW 1/4, Section 22-34-3E, W.M.
P35416 and P35419: SW 1/4 of NW 1/4 and NW 1/4 of SW 1/4, Section 35-35N-3E, W.M.
P35420: Ptn of SW 1/4 of SW 1/4 of Section 36-35-3 East, W.M., EXC road
P35365: Ptn E 1/2, 35-35-3 aka Lot 3 SP No. 96-045

Parcel Numbers and Tax ID Nos.: **P22305**, 340322-3-001-0004; **P22307**, 340322-3-002-0003; **P22313**, 340322-3-008-0007; **P35416**; 350336-2-003-0007; **P35419**, 350336-3-002-0006; **P35420**, 350336-3-003-0005; **P35365**, 350335-1-002-0001

Reference Number(s) of Documents Affected: N/A
Full Legal Descriptions set forth in Exhibit A, Pages 4 - 5

QUIT CLAIM DEED

THE GRANTOR, Knutzen Ag Properties, L.L.C., a Washington limited liability company, surviving company of the merger between Knutzen Ag Properties, L.P., to reflect its conversion from a limited partnership to a limited liability company (mere change in form of ownership), conveys and quit claims to Knutzen Ag Properties, L.L.C., a Washington limited liability company, all of Grantor's right, title and interest in and to the real property, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, the legal

descriptions of which are set forth in **Exhibit A**, attached hereto and by this reference incorporated herein (collectively "Real Property").

Attached hereto as **Exhibit B**, and incorporated herein, is the Right to Manage Natural Resource Lands Disclosure.

SUBJECT TO: Easements, covenants, restrictions, and reservations of record.

DATED: September 13, 2022.

GRANTOR:

KNUTZEN AG PROPERTIES, L.L.C., a Washington limited liability company, surviving company of the merger between Knutzen Ag Properties, L.L.C. and Knutzen Ag Properties, L.P.

By: Roger J. Knutzen
Roger J. Knutzen, its Co-Manager

By: Lou Ann J. Knutzen
Lou Ann J. Knutzen, its Co-Manager

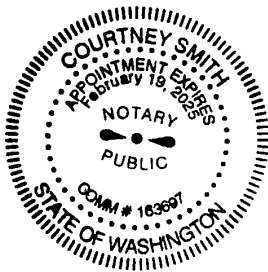
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 13 day of September, 2022, I certify that I know or have satisfactory evidence that Roger J. Knutzen and Lou Ann J. Knutzen are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Co-Managers of Knutzen Ag Properties, L.L.C., a Washington limited liability company, surviving company of the merger between Knutzen Ag Properties, L.L.C. and Knutzen Ag Properties, L.P., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13 day of September, 2022.



CS
Printed Name Courtney Smith
NOTARY PUBLIC in and for the State of Washington
Residing at Burlington, WA
My Commission Expires 2-19-2025

EXHIBIT A
LEGAL DESCRIPTIONS

P22305 (340322-3-001-0004)

That portion of the West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 34 North, Range 3 E. W.M., described as follows:

Beginning at a point on the South right of way line of the McLean Road and the West line of said West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ which point is 25 feet South of the NW corner of said West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence South along the West line of said West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, a distance of 1,295 feet; thence East 652.2 feet; thence North 1,294.5 feet to the aforesaid right of way of the McLean Road; thence West 650.5 feet to the point of beginning, except ditch right of way.

Situate in the County of Skagit, State of Washington.

P22307 (340322-3-002-0003) and P22313 (340322-3-008-0007)

The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the West 5 feet, and less the South 5 feet; and the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less road; all in Section 22, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

P35416 (350336-2-003-0007) and P35419 (350336-3-002-0006)

The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; in Section 36, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington

P35420 (350336-3-003-005)

That portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 35 North, Range 3 East, W.M., lying easterly of the Avon-Allen Road, EXCEPT road along the South line thereof.

Situate in the County of Skagit, State of Washington

P35365 (350335-1-002-0001)

Lot 3, Skagit County Short Plat No. 96-045, approved July 11, 1996, and recorded August 15, 1996, in Volume 12 of Short Plats, pages 128 and 129, under Auditor's File No. 9608150021, records of Skagit County, Washington, being a portion of Lot 1, Skagit County Short Plat No. 90-44, approved November 1, 1990, and recorded November 6, 1990, in Volume 9 of Short Plats, page 283, under Auditor's File No. 9011060004, records of Skagit County, Washington, also being a portion of the East ½ of Section 35, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT B**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 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.