



202211090063

11/09/2022 03:42 PM Pages: 1 of 14 Fees: \$216.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 LPSS9
NOV 09 2022

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

AFTER RECORDING MAIL TO:

First American Title Insurance Co.
121 S. 8th St., Suite 1250
Minneapolis, MN 55402
NCS-1117840-MPLS

Document Title(s):

Bargain and Sale Deed

Date: September 30, 2022

Grantor(s):

General Mills Operations, LLC
Small Planet Foods, Inc.

Grantee(s):

Rodale Institute

Abbreviated Legal Description:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.

PART OF GOVERNMENT LOT 1 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 10 EAST

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 10 EAST W.M.

Tax Parcel Number(s):

P45388 and P45372 and P45375 and P121417 and P121415 and P121413 and P121414 and
P45389 and P108987 and P45391 and P45374 and P109226 and P45373 and P45617 and P121542
and P121544 and P45390

[xxx] Complete legal description is on page A-1 thru A-4 of document

BARGAIN AND SALE DEED

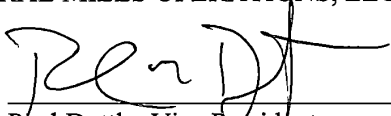
THE GRANTOR, General Mills Operations, LLC, a Delaware limited liability company and Small Planet Foods, Inc., a Delaware corporation, successor by merger to Cascadian Farms, Inc., each as their respective interests may appear of record, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, bargains, sells, and conveys to Rodale Institute, a 501(c)(3) corporation, the real estate situated in the County of Skagit, State of Washington and legally described on Exhibit A, subject only to the Permitted Exceptions set forth on Exhibit B.

Signature page follows

**SIGNATURE PAGE TO
BARGAIN AND SALE DEED**

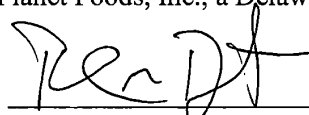
GENERAL MILLS OPERATIONS, LLC

By:


Paul Dottle, Vice President

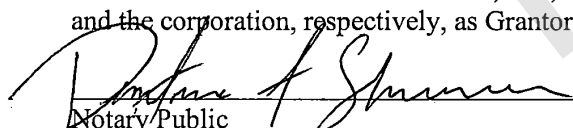
Small Planet Foods, Inc., a Delaware corporation

By:


Paul Dottle, Vice President

STATE OF MINNESOTA } ss
COUNTY OF HENNEPIN }

The foregoing instrument was acknowledged before me this 27 day of September 2022 by Paul Dottle, Vice President of General Mills Operations, LLC, a Delaware limited liability, and Vice President of Small Planet Foods, Inc., a Delaware corporation on behalf of the company, and the corporation, respectively, as Grantor.


Notary Public

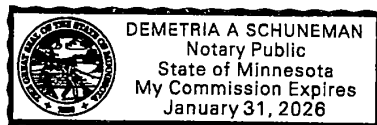


EXHIBIT A
Legal Description

Real property in the City of Rockport, County of Skagit, State of Washington, described as follows:

Parcel "A" (P45372, P45375, P121413, P121414, P121415, P121417):

The North 1/2 of Government Lot 1, Section 20, Township 35 North, Range 10 East, W.M.

Except the East 300 feet thereof.

Also except that portion of the North half of Government Lot, Section 20, Township 35 North, Range 10 East, W.M., conveyed to Jessica R. Sutherland and Kelly L. Sutherland by Deed recorded June 22, 2015 under Auditor's File No. 201506220136, more particularly described as follows:

Commencing at the Southeast corner of the North half of Government Lot 1, said point being North 1°46'21" East at a distance of 205.98 feet from a monument denoting the witness corner to meander corner on the East line of said Section 10; thence North 85°37'00" West along the South line of the said North half of Government Lot 1, a distance of 300.31 feet to a point on the West line of the East 300 feet of Government Lot 1 being the True Point of Beginning; thence continuing North 85°37'00" West a distance of 258.11 feet; thence North 1°46'21" East parallel to the East line of said Government Lot 1, a distance of 122.39 feet; thence North 76°51'04" East a distance of 266.84 feet to the West line of said East 300 feet; thence South 1°46'21" West along the said West line of the East 300 feet, a distance of 202.85 feet to the True Point of Beginning.

Also together with that portion of Government Lot 2, Section 20, and Government Lot 2, Section 29, all in Township 35 North, Range 10 East, W.M. conveyed to Small Planet Foods, Inc, by Boundary Line Adjustment recorded January 27, 2004 under Auditor's File No. 200401270105 and re-recorded April 27, 2005 under Auditor's File No. 200504270148, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Short Plat No. 96-054, recorded in Volume 12 of Short Plats, Pages 138 and 139, records of Skagit County, Washington; thence South 87°43'17" East along the South line of said Lot 1, also being the North line of Government Lot 2 in said Section 20 as shown on said Short Plat No. 96-054, a distance of 363.02 feet to the Northeast corner of Government Lot 2 in said Section 20; thence South 01°40'53" West along the East line of Government Lot 2 in said Section 20, a distance of 641 feet, more or less, to the Southwest corner of the North half of Government Lot 1 in said Section 20 and the point of beginning of this description; thence South 01°40'53" West along the East line of Government Lot 2 in Said Section 20, a distance of 641 feet, more ore less, to the Southeast corner of Government Lot 2 in said Section 20; thence in said Section 29, South 01°40'53" West a distance of 307.93 feet to the North line of State Route 20 being a point on a non-tangent curve to the left from which the radius point bears South 29°59'50" East, a distance of 15,029.54; thence Southwesterly along the curve of the North line of State Route 20 through a central angle of 01°50'14" and an arc distance

of 481.91 feet; thence South 58°09'56" West along the North line of State Route 20, a distance of 254.10 feet to the point of curvature of a curve to the right having a radius of 3,969.99 feet; thence Southwesterly along a curve to the North line of State Route 20 through a central angle of 00°13'56" and an arc distance of 16.10 feet to a point hereinafter referred to as Point A; thence North 07°55'07" West, a distance of 477.10 feet; thence North 58°54'26" East, a distance of 481.69 feet to a point on the North line of said Section 29; thence in said Section 20, North 58°54'26" East, a distance of 109.22 feet; thence North 75°11'38" East, a distance of 207.53 feet to a point hereinafter referred to as Point B, which is 15 feet West, when measured at right angles, from the East line of Government Lot 2 in said Section 20; thence North 01°40'53" East parallel with the East line of said Government Lot 2, a distance of 529 feet, more or less, to a point 20 feet North of the Westerly extension of the South line of the North 1/2 of Government Lot 1 of said Section 20; thence South 88°19'07" East, a distance of 15.00 feet to the East line of Government Lot 2 in said Section 20; thence South 01°40'53" West along the East line of Government Lot 2 in said Section 20, a distance of 20.00 feet to the Point of Beginning.

Also together with that portion, if any, of Government Lot 2 of said Section 29, lying East of the above described parcel;

Also together with a 10 foot wide vegetation control easement lying Westerly and Northerly of, adjacent to and contiguous with that portion of the above described property beginning at the hereinabove described Point A and terminating at the hereinabove described Point B;

Also together with that portion, if any, of Government Lot 2 of said Section 29, lying North of State Route 20;

Also together with that portion, if any, of Government Lot 1 of said Section 29 lying West of the following described line:

Beginning at a point on the South line of Government Lot 1 of said Section 20 that is 15 feet East, when measured at right angles, from the West line thereof; thence South 01°40'53" West, a distance of 297.98 feet to the North line of State Route 20 and the terminal point of this line description.

All Situate in Skagit County, Washington.

Parcel "B" (P45389):

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 35 North, Range 10 East, W.M., more particularly described as follows:

Beginning at the Northwest corner of the East 300 feet of Government Lot 1 in said Section 20; thence North 87°43'17" West along the North line thereof, a distance of 549.32 feet to the True Point of Beginning of this description; thence North 07°04'55" West a distance of 62.84 feet; thence North 87°43'17" West a distance of 143.22 feet; thence South 01°31'32" West a distance of 62.01 feet; thence South 87°43'17" East to the True Point of Beginning.

Situate in Skagit County, Washington.

Parcel "C" (P108987):

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 35 North, Range 10 East, W.M., more particularly described as follows:

Commencing at the Southeast corner of said subdivision; thence North 87°43'17" West along the South line thereof, a distance of 759.12 feet to the True Point of Beginning of this description; thence continuing North 87°43'17" West a distance of 90.20 feet to the Southeast corner of that parcel described in Boundary Line Adjustment Deed to Philip Kahn and Esther J. Kahn under Auditor's File No. 8610170001; thence North 07°04'55" West along the East line thereof, a distance of 62.84 feet; thence South 87°43'17" East a distance of 99.78 feet; thence South 01°40'53" West a distance of 62.00 feet to the True Point of Beginning.

Situate in Skagit County, Washington.

Parcel "E" (P45391, P45388, P109226):

Lot 1, Short Plat No. 96-054, approved July 23, 1996, recorded August 28, 1996 in Volume 12 of Short Plats, pages 138 and 139, under Auditor's File No. 9608280066 and being a portion of the Southeast 1/4 of Section 20, Township 35 North, Range 10 East, W.M.

Together with a non-exclusive easement for ingress, egress and utilities 30 feet in width over, under and across that portion of Government Lots 1 and 2 of Section 21, Township 35 North, Range 10 East, W.M., and Government Lots 1 and 2 of Section 29, Township 35 North, Range 10 East, W.M., as conveyed under Auditor's File No's. 9606170014 and 9606240076 and as more particularly shown on the face of said Short Plat.

Situate in Skagit County, Washington.

Parcel "G" (P45374, P45373, P45617, P121542, P121544):

The South 1/2 of Government Lot 1 of Section 20, Township 35 North, Range 10 East, W.M.; Except the East 300 feet thereof; and all of Government Lot 1 of Section 29, Township 35 North, Range 10 East, W.M.; Excepting from all the above that any portion lying within State Highway 20, And excepting that portion lying Southeasterly of State Highway 20; Also except that portion conveyed to Small Planet Foods by Deeds recorded under Skagit County Auditor's File No's. 200504270148 and 200504270149.

Together with that portion of Government Lot 1, Section 20, and Government Lot 1, Section 29, all in Township 35 North, Range 10 East, W.M., conveyed to Small Planet Foods, Inc, by Boundary Line Adjustment recorded January 27, 2004 under Auditor's File No. 200401270106 and re-recorded April 27, 2005 under Auditor's File No. 200504270149, more particularly described as follows:

Commencing at the Southwest corner of Lot 1, Short Plat number 96-054, recorded in Volume 12 of Short Plats at Pages 138-139, records of Skagit County, Washington; thence South $87^{\circ}43'17''$ East along the South line of said Lot 1, also being the North line of Government Lot 2 in said Section 20 as shown on said Short Plat No. 96-054, a distance of 363.02 feet to the Northwest corner of Government Lot 1 in said Section 20; thence South $01^{\circ}40'53''$ West along the West line of Government Lot 1 in said Section 20, a distance of 641 feet, more or less, to the Southwest corner of the North half of Government Lot 1 in said Section 20 and the Point of Beginning of this description; thence South $01^{\circ}40'53''$ West along the West line of Government Lot 1 in said Section 20, a distance of 641 feet, more or less, to the Southwest corner of Government Lot 1 in said Section 20; thence in said Section 29, South $01^{\circ}40'53''$ West a distance of 307.93 feet to the North line of State Route 20 being a point on a non-tangent curve to the right from which the radius point bears South $29^{\circ}59'50''$ East, a distance of 15,029.54; thence Northeasterly along the curve of the North line of State Route 20 through a central angle of $00^{\circ}04'02''$ and an arc distance of 17.62 feet; thence North $01^{\circ}40'53''$ East, a distance of 297.98 feet to a point on the North line of said Section 29 that is 15.00 feet East, when measured at right angles, from the West line of Government Lot 1 in said Section 20; thence in said Section 20, North $01^{\circ}40'53''$ East parallel with the West line of Government Lot 1 in said Section 20, a distance of 641 feet, more or less, to the South line of the North half of Government Lot 1 in said Section 20; thence West along said South line, a distance of 15 feet, more or less, to the Point of Beginning.

Situate in Skagit County, Washington.

Parcel "H" (P45390):

The Northwest 1/4 of the Southeast 1/4 of Section 20, Township 35 North, Range 10 East W.M., Except the East 363 feet thereof.

Situate in Skagit County, Washington.

APN: P45388 and P45372 and P45375 and P121417 and P121415 and P121413 and P121414 and P45389 and P108987 and P45391 and P45374 and P109226 and P45373 and P45617 and P121542 and P121544 and P45390

EXHIBIT B
(Permitted Exceptions)

1. Taxes or assessments coming due in calendar year 2023 and after.
2. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the Public Records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
4. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."
5. Any claim that the Title is subject to a trust or lien created under the Perishable Agricultural Commodities Act (7 U.S.C. ss499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. ss181 et seq.) or under similar state laws.
6. 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 Short Plat No. 96-054 recorded August 28, 1996 as Auditor's File No. 9608280066.
7. 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 Record of Survey recorded October 18, 2005 as Auditor's File No. 200510180073.
8. 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 Record of Survey recorded August 19, 2014 as Auditor's File No. 201408190015.
9. 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 Record of Survey for General Mills recorded May 7, 2020 as Auditor's File No. 202005070027.
10. Matters disclosed by Record of Survey entitled ALTA/ACSM Land Title Survey for General Mills dated September 22, 2003 performed by John L. Abenroth of Skagit Surveyors & Engineers.

11. Any facts, rights, interest or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Commercial Due Diligence Services on dated April 16, 2018, CDS Project Number 18- 01-0161.
 1. Wooden Post and Rail Fence encroaches into R.O.W. up to 4.1 feet
 2. Gravel drive encroaches beyond Access Easement up to 6.7 feet.
 3. Domed silo located on the Southern boundary line of Parcel E.
 4. Gravel drive in Southeasterly corner of Parcel E apparently serving adjacent, to the East, Lot 2 of Short Plat No. 96- 054.
12. Easement, affecting a portion of subject property for the purpose of constructing, reconstructing, operating, inspecting, maintaining or removing lines of telephone and telegraph or other signal or communication circuits including terms and provisions thereof granted to Washington Telephone Co. recorded October 11, 1967 as Auditor's File No. 708711
13. Easement, affecting a portion of subject property for the purpose of lines of telephone including terms and provisions thereof granted to Continental Telephone recorded May 3, 1977 as Auditor's File No. 855704.

A survey recorded as Auditor's File No. 200510180073 partially delineates said easement along the Northerly said of Highway 20.
14. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Ray Johnson and Laura Johnson, his wife recorded March 13, 1978 as Auditor's File No. 875299
15. Easement and provisions contained therein, affecting a portion of subject property, for the purpose of ingress, egress and utilities, in favor of Nettie Mae Matthews, as her separate property, as created or disclosed by instrument recorded June 30, 1982 as Auditor's File No. 8206300038.
16. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing and enlarging one or more electric transmission and/or distribution lines including terms and provisions thereof granted to Puget Sound power & Light Company, a Washington corporation recorded July 23, 1982 as Auditor's File No. 8207230008
17. Easement, affecting a portion of subject property for the purpose of utility systems for purposes of transmission, distribution and sale of gas and electricity including terms and provisions thereof granted to Puget Sound Power & Light Company, a Washington corporation recorded March 4, 1988 as Auditor's File No. 8803040045
18. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing and enlarging one or more electric transmission and/or distribution lines including terms and provisions thereof granted to Puget Sound Power & Light Company, a

Washington corporation recorded March 4, 1988 as Auditor's File No. 8803040047

19. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing and enlarging an underground electric transmission and/or distribution system including terms and provisions thereof granted to Puget Sound Power & Light Company recorded October 23, 1991 as Auditor's File No. 9110230056
20. Easement, affecting a portion of subject property for the purpose of utility systems for purposes of transmission, distribution and sale of gas and electricity including terms and provisions thereof granted to Puget Sound Power & Light Company, a Washington corporation recorded September 8, 1992 as Auditor's File No. 9209080108

The above stated instrument is a rerecording of that instrument recorded under Auditor's File No. 9110020101.

21. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Eugene B. Kahn recorded September 19, 1996 as Auditor's File No. 9609190001
22. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to James Meyer and Davida Meyer, husband and wife recorded September 19, 1996 as Auditor's File No. 9609190002
23. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Eugene B. Kahn recorded August 1, 2002 as Auditor's File No. 200208010103
24. Easement, affecting a portion of subject property for the purpose of utility including terms and provisions thereof granted to Eugene B. Kahn, Terrance Meyer and Erin Meyer, husband and wife, as tenants in common with Harlyn Meyer and James Meyer, husband and wife recorded August 1, 2002 as Auditor's File No. 200208010104
25. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded January 27, 2004 as Auditor's File No. 200401270107
26. Easement, affecting a portion of subject property for the purpose of electrical facilities including terms and provisions thereof granted to Puget Sound Energy, Inc. recorded July 9, 2012 as Auditor's File No. 201207090089
27. Memorandum of Termination by and between Small Planet Foods, Inc., General Mills Operations, LLC and Eugene B. Kahn, as Grantors and The Public, as Grantees, recorded May 11, 2018 as Skagit County Auditor's File No. 201805110048.

28. Reservations, provisions and/or exceptions contained in instrument executed by Peter Cuthbert, recorded June 30, 1966 as Auditor's File No. 684927.

[...] "Excepting and reserving unto the Grantor all mineral rights in and to said premises[...]"

29. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Eugene B. Kahn for Cascadian Farm, Inc., recorded April 21, 1993 as Auditor's File No. 9304210085.

30. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Eugene B. Kahn, et al recorded June 17, 1996 as Auditor's File No. 9606170014

The above stated instrument has been modified and/or amended by Memorandum of Termination recorded May 11, 2018 under Skagit County Auditor's File No. 201805110048.

31. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Cascadian Farm Incorporated recorded June 24, 1996 as Auditor's File No. 9606240076

The above stated instrument has been modified and/or amended by Memorandum of Termination recorded May 11, 2018 under Skagit County Auditor's File No. 201805110048.

32. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cascadian Farm, Inc., et al, recorded August 28, 1996 as Auditor's File No. 9608280067.

The above stated instrument has been modified and/or amended by Memorandum of Termination recorded May 11, 2018 under Skagit County Auditor's File No. 201805110048.

33. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Land Trust, recorded December 22, 2004 as Auditor's File No. 200412220156.

Said easement purports to supersede the instrument recorded under Skagit County Auditor's File NO. 9512290145. This Company makes no determination as to the validity or priority of said instrument.

34. Memorandum of Termination by and between Small Planet Foods, Inc., General Mills Operations, LLC and Eugene B. Kahn, as Grantors and The Public, as Grantees, recorded May 11, 2018 as Skagit County Auditor's File No. 201805110048.

35. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded January 27, 2004 as Auditor's File No. 200401270107

36. 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 Short Plat No. 96-054 recorded August 28, 1996 as Auditor's File No. 9608280066.
37. Regulatory notice/agreement regarding variance for subdivision of land that may include covenants, conditions and restrictions affecting the subject property, recorded January 28, 1985 as Auditor's File No. 8501280006 .
38. Regulatory notice/agreement regarding Special Use Permit for moveable sales building that may include covenants, conditions and restrictions affecting the subject property, recorded August 9, 1989 as Auditor's File No. 8908090047 .
39. Regulatory notice/agreement regarding Modification of SPU 89 Q13 that may include covenants, conditions and restrictions affecting the subject property, recorded April 13, 1994 as Auditor's File No. 9404130123 .
40. Regulatory notice/agreement regarding variance for subdivision and right of way access that may include covenants, conditions and restrictions affecting the subject property, recorded April 24, 1996 as Auditor's File No. 9604240061 .
41. Regulatory notice/agreement regarding title notification designated rural resource lands that may include covenants, conditions and restrictions affecting the subject property, recorded October 19, 2000 as Auditor's File No. 200010190013 .
42. Regulatory notice/agreement regarding classification as farm/agricultural land that may include covenants, conditions and restrictions affecting the subject property, recorded March 18, 2004 as Auditor's File No. 200403180001 .
43. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded October 17, 1986, July 5, 1988, June 17, 1996 April 27, 2005 and April 27, 2005 under Auditor's File No. 8610170001, 8807050013, 9606170017, 200504270148 and 200504270149, respectively.
44. Easement, affecting a portion of subject property for the purpose of utility systems for purposes of transmission, distribution and sale of gas and electricity including terms and provisions thereof granted to Puget Sound Power & Light Company, a Washington corporation recorded March 4, 1988 as Auditor's File No. 8803040045
45. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Eugene B. Kahn for Cascadian Farm, Inc., recorded April 21, 1993 as Auditor's File No. 9304210085.
46. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Land Trust, recorded December 22, 2004 as Auditor's File No. 200412220156.

Said easement purports to supersede the instrument recorded under Skagit County

Auditor's File NO. 9512290145. This Company makes no determination as to the validity or priority of said instrument.

- 47., Reservations, provisions and/or exceptions contained in instrument executed by Peter Cuthbert, recorded June 30, 1966 as Auditor's File No. 684927.

"Excepting and reserving unto the Grantor all mineral rights in and to said premises"

48. Easement and provisions contained therein, affecting a portion of subject property, for the purpose of ingress, egress and utilities, in favor of Nettie Mae Matthews, as her separate property, as created or disclosed by instrument recorded June 30, 1982 as Auditor's File No. 8206300038.
49. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing and enlarging one or more electric transmission and/or distribution lines including terms and provisions thereof granted to Puget Sound power & Light Company, a Washington corporation recorded July 23, 1982 as Auditor's File No. 8207230008
50. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing and enlarging one or more electric transmission and/or distribution lines including terms and provisions thereof granted to Puget Sound Power & Light Company, a Washington corporation recorded March 4, 1988 as Auditor's File No. 8803040047
51. Easement, affecting a portion of subject property for the purpose of electrical facilities including terms and provisions thereof granted to Puget Sound Energy, Inc. recorded July 9, 2012 as Auditor's File No. 201207090089
52. Easement, affecting a portion of subject property for the purpose of utility systems for purposes of transmission, distribution and sale of gas and electricity including terms and provisions thereof granted to Puget Sound Power & Light Company, a Washington corporation recorded September 8, 1992 as Auditor's File No. 9209080108

The above stated instrument is a rerecording of that instrument recorded under Auditor's File No. 9110020101.

53. Said lands have been reclassified for tax purposes as farm and agricultural land, notice of which is given by instrument recorded August 29, 1971 under Auditor's File No. 751914. They will be subject to further taxation and interest thereupon as provided by Chapter 84.33 and 84/34 R.C.W. upon withdrawal from such classification or change in use.
54. Said lands have been reclassified for tax purposes as open space, notice of which is given by instrument recorded May 5, 2005 under Auditor's File No. 200505050090. They will be subject to further taxation and interest thereupon as provided by Chapter 84.33 and 84.34 R.C.W. upon withdrawal

from such classification or change in use.

55. Any tax, fee, assessments or charges as may be levied by Unnamed Association referenced in Auditor's File No's. 9606170014, 9608280067 and 200401270107.