

Recorded at the Request of and
When Recorded Return to:

Julie O. Clark
LANE POWELL PC
1420 Fifth Avenue, Suite 4200
Seattle, Washington 98101-2375
CHICAGO TITLE NCS - 224825-NCS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235570

Feb 24 2023

Amount Paid \$8850.00
Skagit County Treasurer
By Lena Thompson Deputy

(Space Above for Recorder's Use)

STATUTORY WARRANTY DEED

Grantor(s): JENSEN, ARTHUR D.
JENSEN, VICKIE S.

Grantee(s): SALISHAN FARMS LLC

Abbreviated Legal Description: LT 1 OF BLA 202301120046, being ptn of S1/2 SW 32-35-3, Skagit County, Washington

Real Property Tax Parcel Number: P35204 / 350332-3-029-0203

ARTHUR D. JENSEN and VICKIE S. JENSEN, husband and wife, together as **GRANTORS**, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to SALISHAN FARMS LLC, a Washington limited liability company, as **GRANTEE**, the real estate legally described in Exhibit A, attached hereto and by this reference incorporated herein (the "**Property**"), situated in the County of Skagit, State of Washington, and subject to those exceptions set forth on Exhibit B and the disclosure reflected on Exhibit C, both attached hereto and by this reference incorporated herein.

This Deed and the conveyance evidenced hereby is made subject to a permanent non-exclusive view easement ("**View Easement**") on, over and across a portion of the Property described as follows (the "**View Easement Area**"):

THAT PORTION OF LOT 1 OF BOUNDARY LINE ADJUSTMENT APPROVED ON DECEMBER 19, 2022 AND RECORDED ON JANUARY 12, 2023 UNDER AUDITOR

FILE NUMBER 202301120046, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
THE NORTH 147.70 FEET OF LOT 1 OF SAID BOUNDARY LINE ADJUSTMENT, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 1.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 52,812 SQ. FT MORE OR LESS.

The foregoing View Easement is hereby granted for the benefit of Grantor and Grantor's successors and assigns in order to preserve the view from Grantor's property legally described as follows (the "**Benefitted Property**"):

LOT 1 AND LOT 2 PF SHORT PLAT APPROVED AND RECORDED JULY 30, 2013 UNDER AUDITOR FILE NUMBER 201307300071, SKAGIT COUNTY RECORDS, BEING A PORTION OF LOT A OF SKAGIT COUNTY SHORT PLAT 97-0015 LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT THAT PORTION LYING WEST OF THE FOLLOWING DESCRIBED LINE:

SAID LINE BEING PARALLEL WITH AND DISTANT WESTERLY 369.20 FEET, MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SHORT PLAT.

(ALSO KNOWN AS LOT 2 OF SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT #PL 22-0596, RECORDED UNDER AUDITOR'S FILE NO. 202301120047, SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 202301120046, RECORDS OF SKAGIT COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Salishan Farms LLC (Grantee), and its successors and assigns, are prohibited from constructing, installing, or planting any improvements, buildings, structures or vegetation on or in the View Easement Area that exceed at any time a height of 46 feet NAVD 88 (North American Vertical Datum of 1988), or which in any way obstruct the view from the Benefitted Property. This View Easement is for the benefit of the owners of the Benefitted Property and shall be considered an easement appurtenant and shall run with the land for the benefit of the owners of the Benefitted Property.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantors have executed this Statutory Warranty Deed effective this 24th day of February, 2023.

GRANTORS:

Arthur D. Jensen
Arthur D. Jensen

Vickie S. Jensen
Vickie S. Jensen

STATE OF ARIZONA)
COUNTY OF Pima) ss.

On this day personally appeared before me Arthur D. Jensen and Vickie S. Jensen, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary and deed, for the uses and purposes therein mentioned.

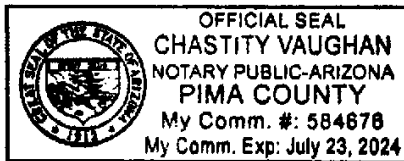
DATED: 02/03/2023Print Name: Chastity VaughanNOTARY PUBLIC for the State of ARIZONAresiding at Pima CtyMy appointment expires: 7/23/2024

EXHIBIT A
to Statutory Warranty Deed

Property Description

LOT 1 AND LOT 2 OF SHORT PLAT APPROVED AND RECORDED JULY 30, 2013 UNDER AUDITOR FILE NUMBER 201307300071, SKAGIT COUNTY RECORDS, BEING A PORTION OF LOT A OF SKAGIT COUNTY SHORT PLAT 97-0015 LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT THAT PORTION LYING EAST OF THE FOLLOWING DESCRIBED LINE:

SAID LINE BEING PARALLEL WITH AND DISTANT WESTERLY 369.20 FEET, MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SHORT PLAT.

(ALSO KNOWN AS LOT 1 OF SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT #PL 22-0596, RECORDED UNDER AUDITOR'S FILE NO. 202301120047, SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 202301120046, RECORDS OF SKAGIT COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B
to Statutory Warranty Deed
Permitted Exceptions

1. Mound Fill System Installation Agreement, including the terms, covenants and provisions thereof
Recording Date: October 17, 1988
Recording No.: 8810170021
2. Notes and encroachments as set forth on Skagit County Short Plat No. 97-0015:
Recording No: 9709300100
Modification(s) of said Skagit County Short Plat No. 97-0015
Recording Date: August 3, 1998
Recording No.: 9808030010
3. Notes, easements and encroachments as set forth on Short Plat No. PL13-0060:
Recording No: 201307300071
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:
Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
Recording Date: July 30, 2013
Recording No.: 201307300073
5. Airport and Aircraft Operations and Noise Disclosure and the terms and conditions thereof:
Recording Date: July 30, 2013
Recording No.: 201307300074
6. Utility Easement Agreement and the terms and conditions thereof:
Recording Date: July 6, 2015
Recording No.: 201507060088
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. General and special taxes and charges, a lien not delinquent at Date of Policy.
9. City, county or local improvement district assessments, if any. None due or payable.
10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states: "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."

11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
12. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
13. Unpatented mining claims, and all rights relating thereto.
14. Water rights, claims or title to water.

EXHIBIT C
to Statutory Warranty Deed

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 one (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.