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05/25/2023 09:40 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

**AFTER RECORDING MAIL TO:**

The Scoular Company, Inc.  
250 Marquette Avenue South, Suite 1050  
Minneapolis, MN 55402

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236626  
May 25 2023  
Amount Paid \$44892.50  
Skagit County Treasurer  
By Lena Thompson Deputy

*Space above this line for Recorders use only*

**STATUTORY WARRANTY DEED  
(Parcels B and C)**

Date: May 19, 2023

Grantor(s): **Northwest Farm Food Cooperative**, a Washington cooperative association,

Grantee(s): **The Scoular Company, Inc.**, a Nebraska corporation

Abbreviated Legal Description: Gov. Lot 8, 5-34-4E

Assessor's Tax Parcel No(s): P23540/340405-0-005-0337; P23533/340405-0-005-0006

**Northwest Farm Food Cooperative**, a Washington corporation, **THE GRANTOR(S)** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **The Scoular Company, Inc.**, a Nebraska corporation, the following described real property, situated in the City of Burlington, County of Skagit, State of Washington, legally described as follows:

**PLEASE SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.**

Subject To: This conveyance is subject only to those matters set forth on Exhibit B.

First American Title Insurance  
National Commercial Services  
NCS - 1154196A - CO

Northwest Farm Food Cooperative,  
a Washington cooperative association

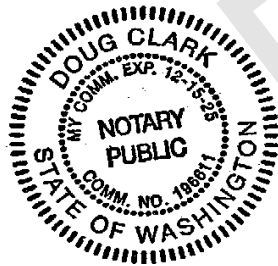
By: Jim Rowe  
Name: Jim Rowe  
Title: General Manager

STATE OF WASHINGTON )  
 )-ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Jim Rowe is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that ~~he~~ she/they ~~is~~ are authorized to execute the instrument and acknowledged it as the of to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 19, 2023

Doug Clark



Notary Public in and for the State of WA

Residing at: Sedro Woolley, WA

My appointment expires: 12-15-25

EXHIBIT A  
LEGAL DESCRIPTION

PARCEL B:

THAT PORTION OF GOVERNMENT LOT 8 IN SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID LOT 8, 460 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 8, SAID POINT BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO ALFRED J. MORTENSEN BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 886445 RECORDS OF SKAGIT COUNTY, WASHINGTON AND SAID NORTH LINE PRODUCED;  
THENCE EAST ALONG THE NORTH LINE OF THE SAID MORTENSEN TRACT AND SAID TRACT PRODUCED A DISTANCE OF 300 FEET;  
THENCE NORTH 8.5 FEET;  
THENCE WEST 300 FEET;  
THENCE SOUTH 8.5 FEET TO THE POINT OF BEGINNING,  
EXCEPT COUNTY ROAD RUNNING ALONG THE WEST LINE THEREOF.

PARCEL C:

THAT PORTION OF GOVERNMENT LOT 8 IN SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING 460 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8;  
THENCE EAST 300 FEET;  
THENCE SOUTH 300 FEET;  
THENCE WEST 300 FEET;  
THENCE NORTH 300 FEET TO THE POINT OF BEGINNING,

EXCEPT COUNTY ROAD RUNNING ALONG THE WEST LINE THEREOF,

ALSO EXCEPT THE SOUTH 8.5 FEET THEREOF AS CONVEYED TO NATIONAL FROZEN FOODS CORP. BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9007300105 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Taxes or special assessments for the year 2023 and subsequent years.
2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded July 29, 1981, as Auditor's File No. 8107290026. Affects: Parcel C.
3. Easement, affecting a portion of subject property for the purpose of side yard setback including terms and provisions thereof granted to Jerry Handlos, as disclosed in that certain Single Family and Accessory Structure Side Yard Easement recorded October 14, 1991 as Auditor's File No. 9110140072.
4. Reservations, provisions and/or exceptions contained in instrument executed by National Frozen Foods Corp., formerly National Fruit Canning Company, a Washington corporation, recorded July 30, 1990 as Auditor's File No. 9007300104.
5. Reservations, provisions and/or exceptions contained in instrument executed by National Frozen Foods Corporation, recorded April 29, 1992 as Auditor's File No. 9204290085.
6. Reservations, provisions and/or exceptions contained in that certain document executed by National Frozen Foods Corporation, recorded September 8, 1993 as Auditor's File No. 9309080136.
7. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded May 13, 1993 under Auditor's File No. 9305130113.
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 for Northwest Farm Food Cooperative recorded September 11, 1996 as Auditor's File No. 9609110086.
9. Rights of parties in possession, as tenants only, under any unrecorded leases or rental agreements, which leases or agreements do not contain any rights of first refusal or options to purchase.