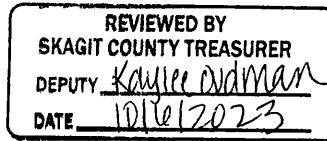




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10/06/2023 10:16 AM Pages: 1 of 2 Fees: \$408.00
Skagit County Auditor



RETURN TO:
Public Utility District No. 1 of Skagit County
1415 Freeway Drive
Mount Vernon, WA 98273-1436

QUIT CLAIM DEED AND HOLD HARMLESS AGREEMENT

For and in consideration of mutual benefits and other valuable consideration, receipt of which is hereby acknowledged, **PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY**, a municipal corporation ("Grantor"), hereby conveys and quit claims to **Westland Distillery Company Limited**, his successors and assigns ("Grantee"), all rights, title and interest in and to that portion of the certain utility easement crossing Grantee's property acquired through an instrument dated July 25, 1960, and recorded under Skagit County Auditor's file No. 596929 and 596930, Records of Skagit County on July 25, 1960.

Said easement being within the tracts of land designated:

Tax parcels **P35373, P 35374, P35375, P35376, and P35362** as described in Auditor's File No. 8911150003.

Easement Description:

AF#596929: Then west half of the NW1/4 of Section 35, Township 35N., range3E., W.M.,
Except roads and ditch rights of way.

Location of easement over the above described tract of land is more particularly described as follows: A strip of land 30.0 feet in width, the centerline of which is described as follows: assuming the bearing of the south line of the SW1/4 of said section 35 to be due east and west, beginning 1640.2 feet east of the south-west corner of said Section 35; thence north 0°07'47" east 2451.46 feet; thence north 66°27' west 410.2 feet; thence north 32°59' west 73.8 feet, to the south fence line of the west half of the NW1/4 of said Section 35, the true point of beginning; thence north 32°59' west 525.1 feet; thence north 42°10' west 121.1 feet, more or less, to the west line of the west half of the NW1/4 of said Section 35.

AF#596930: The W1/2 of the NW1/4 of Section 35, Township 35 North, Range3 E W.M. Except roads and ditch rights of way.

Location of easement over the above described tract of land is more particularly described as follow: The west 30.0 feet of the above described tract of land

Situate in the County of Skagit, State of Washington.

Grantee(s), their heirs, successors, or assigns agree to defend, indemnify, and hold harmless Grantor from any and all claims, demands, losses, and liabilities connected with any pipelines or other utility appurtenances remaining on or buried in the property. Grantee also assumes all ownership and liability related to such material.

GRANTEE:

In Witness Whereof, the Grantor(s) hereunto sets his hand and seal this 14th day of June, 2022.

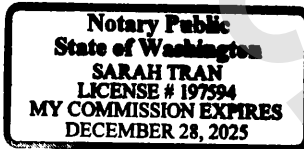
[Signature]
Signature

Matthew Hofmann
Print Name

STATE OF WASHINGTON
COUNTY OF King

I certify that I know or have satisfactory evidence that **Matthew Hofmann** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the **Managing Director** of the **Westland Distillery Company Limited** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: June 14, 2022



[Signature]
Notary Public in and for the State of Washington
(Printed Name) SARAH TRAN
My appointment expires: 12.28.25

GRANTOR:

IN WITNESS WHEREOF, said Grantor has caused this instrument to be executed by its proper officers this 12th day of JULY, 2022.

PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY

[Signature]
George Sidhu, P.E., General Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **George Sidhu, P.E.** personally appeared before me and is known to me to be the **General Manager** of **Public Utility District No. 1 of Skagit County**, a Municipal Corporation, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Date: 7/12/2022

[Signature]
Notary Public in and for the State of Washington
My appointment expires: 8-01-26
Shannon Patino

