

202505300097

05/30/2025 03:18 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

FARM TO MARKET INDUSTRIES LLC,
a Washington limited liability company
27821 36th Ave NW
Stanwood, WA 98292-9461

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251670

May 30 2025

Amount Paid \$717065.00

Skagit County Treasurer

By Lena Thompson Deputy

BARGAIN AND SALE DEED

THE GRANTOR(S),

**DAHLSTEDT FAMILY PROPERTIES, L.L.C., a Washington limited liability company by Resource
Transition Consultants LLC, a Washington limited liability company, General Receiver**

for and in consideration of

Ten Dollars (\$10.00) and other valuable consideration, in hand paid,

bargains, sells and conveys to

FARM TO MARKET INDUSTRIES LLC, a Washington limited liability company

the following described estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Lot 3, SP 7-89 AF #8903020017 (Ptn SW NW, 9-34-3 E W.M.),
Lot 8, BSP PL07-0187 AF #801108100067, and
Lot 1, Survey AF #200905290102 (Ptn NW SW, 9-34-3 E W.M.)

Tax Parcel Number(s): P21293, P130706, and P21284

Recorded By STG 24000201634/ Land Title and Escrow No. 212912-LT

LPB 15-05(r)

Dated: 5-16-25

DAHLSTEDT FAMILY PROPERTIES, L.L.C.,
a Washington limited liability company

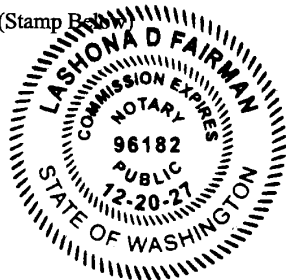
By: Resource Transition Consultants LLC,
a Washington limited liability company, General
Receiver

BY: [Signature]
Kevin Hanchett, Member/Manager

State of Washington
County of Shelton

This record was acknowledged before me on 16th day of May, 2025 by Kevin Hanchett, the Member/Manager of Resource Transition Consultants LLC, a Washington limited liability company, General Receiver for DAHLSTEDT FAMILY PROPERTIES, L.L.C., a Washington limited liability company

(Stamp Box)



Lashona D. Fairman (Notary Signature)
Printed name: Lashona D. Fairman
Notary Public State of Washington
My commission expires: 12/20/27

EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

PARCEL A:

The South 966.00 feet of Lot 3, Skagit County Short Plat No. 7-89, approved March 1, 1989, and recorded March 2, 1989 in Volume 8 of Short Plats, pages 112 and 113, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.,

EXCEPT the East 210.00 feet thereof,

AND EXCEPT any portion thereof lying Northeasterly of a line drawn parallel with and 25 feet Southwesterly of the Southwesterly bank of the existing drainage ditch maintained by Drainage District No. 19, running along the toe of the hill,

AND ALSO EXCEPT that portion conveyed to Skagit County for road by deed recorded June 17, 1999, under Auditor's File No. 9906170004.

Situate in the County of Skagit, State of Washington.

PARCEL B:

Lot 8, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", approved August 10, 2011, recorded August 10, 2011 under Auditor's File No. 201108100067, records of Skagit County, Washington; being a portion of West 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress over, under and across the east 20 feet of Lot 2, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, records of Skagit County, Washington; Being in a portion of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M. TOGETHER WITH that portion of the east 20 feet of Lot 3, said Revised Short Plat No. 14-83, lying Northerly of the following described line: Beginning at the Southeast corner of said Lot 3; Thence North 00°05'26" East 238.00 feet (bearing called North 00°05'32" East in previous descriptions) along the east line of said Lot 3; Thence South 89°46'44" West 20.00 feet (bearing called South 89°47'05" West in previous descriptions) to the terminus of said line.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over, under and across the West 30 feet of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M. as described in the "Reservation of Easement" in Statutory Warranty Deed from Norman H. Dahlstedt and Patricia Louise Dahlstedt, husband and wife, to Puget Sound Power & Light Company, dated February 24, 1982, in Volume 467 of Deeds, pages 566 and 567, under Auditor's File No. 8202240060, records of Skagit County, Washington.

PARCEL B continued:

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and roadway over, under, across and through the east 20 feet of parcel "C" as described in "Attached as Schedule A-1" in Warranty Deed from Dahlstedt Family Properties, L.L.C., to Hughes Farms, Inc., dated November 24, 1997 and recorded January 22, 1998, in Volume 1757 of Deeds, pages 0072 through 0075, under Auditor's File Number 9801220067, records of Skagit County, Washington, and being a portion of Lot 3, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, records of Skagit County, Washington; Being in the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.

AND ALSO TOGETHER WITH easement as recorded February 25, 2025, under Auditor's File No. 202502250029, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL C:

Lot 1, Short Plat No. 94-035, approved May 24, 1995, recorded May 26, 1995 in Volume 11 of Short Plats, Pages 207 and 208, under Auditor's File No. 9505260005, and being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.

TOGETHER WITH that portion of Lot 2, Skagit County Short Plat No. 94-035, approved May 24, 1995, and recorded May 26, 1995, in Volume 11 of Short Plats, Pages 207 and 208, under Auditor's File No. 9505260005, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M., lying Westerly of the following described line:

Beginning at the Northeast corner of said Lot 2;

Thence North 89°36'55" West 237.14 feet along the North line of said Lot 2;

Thence South 12°21'12" West 36.76 feet to a non-tangent point of curvature;

Thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 10°34'53" West, through a central angle of 35°54'11" an arc distance of 368.96 feet;

Thence South 89°36'55" East 161.97 feet to the Westerly line of said Lot 2 and the terminus of said line.

EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 94-035, lying Easterly of the following described line:

Beginning at the Northeast corner of Lot 2 of said Short Plat;

Thence North 89°36'55" West 237.14 feet along the North line of said Lot 2;

Thence South 12°21'12" West 36.76 feet to a non-tangent point of curvature;

Thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 10°34'53" West, through a central angle of 35°54'11" an arc distance of 368.96 feet;

Thence South 89°36'55" East 161.97 feet to the Westerly line of said Lot 2 and the terminus of said line.

ALSO EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 94-035, described as follows:

PARCEL C continued:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035;
Thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;
Thence North 11°43'29" East 74.79 feet;
Thence North 20°41'53" East 71.71 feet;
Thence North 89°33'10" East 196.82 feet parallel with the North line of said Lot 1 (called South 89°36'55" East in said Short Plat) to the East line of said Lot 1;
Thence South 00°05'32" West 140.00 feet along said East line (called South 00°56'12" West in said Short Plat) to the point of beginning,

AND ALSO EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 94-035, described as follows:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035:
Thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;
Thence South 11°32'02" West 36.76 feet (called South 12°21'12" West in previous descriptions) to a non-tangent point of curvature;
Thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 09°44'01" West (called South 10°34'53" West in previous descriptions), through a central angle of 35°54'11", an arc distance of 368.96 feet to the true point of beginning;
Thence North 89°33'10" East 161.97 feet (called South 89°36'55" East in previous descriptions), to the Westerly line of said Lot 2;
Thence South 00°05'32" West 202.17 feet along said Westerly line (called South 00°56'12" West in said Short Plat) to a point on said non-tangent curve extended;
Thence Northwesterly on said curve to the right (concave to the Northeast) having a radius of 588.80 feet and an initial tangent bearing of North 51°28'00" West, through a central angle of 25°17'50", an arc distance of 259.97 feet to the true point of beginning;

TOGETHER WITH that portion of said Lot 2, Short Plat No. 94-035, lying Southerly of the following described line:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035;
Thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;
Thence South 11°32'02" West 36.76 feet (called South 12°21'12" West in previous descriptions) to a non-tangent point of curvature,
Thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 09°44'01" West (called South 10°34'53" West in previous descriptions), through a central angle of 35°54'11", an arc distance of 368.96 feet;
Thence North 89°33'10" East 161.97 feet (called South 89°36'55" East in previous descriptions), to the Westerly line of said Lot 2;
Thence South 00°05'32" West 202.17 feet along said Westerly line (called South 00°56'12" West in said Short Plat) to a point on said non-tangent curve extended and the true point of beginning of said line;
Thence Southeasterly on said curve to the left (concave to the Northeast) having a radius of 588.80 feet and an initial tangent bearing of South 51°28'00" East, through a central angle of 03°38'17", an arc distance of 37.38 feet to the East line of said Lot 2 and the terminus of said line.

(Also known as Lot 1 of Survey recorded May 29, 2009, under Skagit County Auditor's File No. 200905290102)

Situate in the County of Skagit, State of Washington.