



202512240011

12/24/2025 09:47 AM Pages: 1 of 9 Fees: \$311.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 4/22
DEC 24 2025

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

Quitclaim Deed

Grantor: Haller Farms Dodge Valley LLC

Grantee: Haller Farms Dodge Valley LLC

Legal Description: ptn SW ¼ 5-33N-3EWM; ptn NW ¼ 8-33N-3EWM

Assessor's Property Tax Parcel or Account Nos.:

P116854; P133718; P15448; P15449; P15450; P15451; P15452; P15480;
P15488; P15489; P15490; P15491; P15492; P15493; P15494; P15500;
P15501; P15533; P15534; P15535

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 16 day of December, 2025, between
Haller Farms Dodge Valley LLC, Grantor, and Haller Farms Dodge Valley LLC, Grantee.

Recitals

- a. Grantor/ Grantee is the owner of the property described in the attached Exhibit A.
- b. Grantor/ Grantee wishes to divide the said property, with one portion being described in the attached Exhibit B, and the remainder portion being described in the attached Exhibit C.
- d. A diagram showing the division is attached hereto as Exhibit D.

Conveyance

THEREFORE, for and in consideration of the said land division, and for no monetary consideration, Grantor does hereby convey and quitclaim to Grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibits B and C.

HALLER FARMS DODGE VALLEY LLC

By: Melanie S. Bruch

Melanie S. Bruch, Member/ Manager
(Printed Name)

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 16 day of December, 2025, before me personally appeared Melanie S. Bruch, to me known to be a member or manager of Haller Farms Dodge Valley LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year immediately above written.



Craig Sjostrom
NOTARY PUBLIC in and for the State of Washington,
residing at mt. vernon
My commission expires: 2/1/28
Name: Craig Sjostrom

EXHIBIT "A"**LEGAL DESCRIPTION OF EXISTING PARCEL**

Parcel Number: 330307-1-001-0300/P116854 & 330305-3-001-1014/P133718 & 330305-3-001-0014/P15448 & 330305-3-001-0105/P15449 & 330305-3-002-0120/P15450 & 330305-3-003-0004/P15451 & 330305-3-004-0003/P15452 & 330306-3-006-0006/P15480 & 330306-3-001-0005/P15488 & 330306-4-001-0003/P15489 & 330306-4-001-0110/P15490 & 330306-4-002-0002/P15491 & 330306-4-003-0001/P15492 & 330306-4-004-0000/P15493 & 330307-1-001-0200/P15494 & 330307-1-001-0008/P15500 & 330307-1-001-0123/P15501 & 330308-2-001-0005/P15533 & 330308-2-001-0120/P15534 & 330308-2-002-0004/P15535

PARCEL "A":

The Southwest 1/4 of Section 5, Township 33 North, Range 3 East, W.M., EXCEPT the as built and existing County road commonly known as Dodge Valley Road, AND EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, records of Skagit County, Washington.

ALSO, the Southeast 1/4; the Northeast 1/4 of the Southwest 1/4; and Government Lot 7, all in Section 6, Township 33 North, Range 3 East, W. M., EXCEPT the as built and existing County road commonly known as Dodge Valley Road, AND EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, records of Skagit County, Washington.

ALSO the North 1/2 of the Northwest 1/4 of Section 8, Township 33 North, Range 3 East, W.M., EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, records of Skagit County, Washington.

EXCEPT from all of the above, any as built and existing County road rights of ways.

ALSO, Government Lots 1 and 2 and the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 33 North, Range 3 East, W.M., EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, records of Skagit County, Washington,

ALSO EXCEPT that portion as decreed in Court Order filed June 9, 2000 in Skagit County Superior Court Case No. 99-2-00583-2, described as follows:

That portion of Government Lot 2, Section 7, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at the East 1/4 corner of said Section 7, from which the Southeast corner of said Section 7 bears South 1°25'29" West for a distance of 2,629.21 feet;

PARCEL "A" continued:

thence North 75°27'39" West for a distance of 1,019.93 feet to the true point of beginning;
thence North 45°00'00" West for a distance of 70.56 feet;
thence South 45°00'00" West for a distance of 14.00 feet;
thence South 18°33'13" West for a distance of 48.27 feet;
thence South 33°07'08" West for a distance of 4.70 feet to the East margin of the existing boardwalk;
thence South 19°16'58" East along said East margin for a distance of 50.06 feet;
thence North 45°00'00" East for a distance of 41.19 feet;
thence South 45°00'00" East for a distance of 3.00 feet;
thence North 45°00'00" East for a distance of 42.34 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 2, Section 7, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at the East 1/4 corner of said Section 7, from which the Southeast corner of said Section 7 bears South 1°25'29" West for a distance of 2,629.21 feet;
thence North 75°27'39" West for a distance of 1,019.93 feet to the true point of beginning;
thence North 45°00'00" West for a distance of 70.56 feet;
thence South 45°00'00" West for a distance of 14.00 feet;
thence South 18°33'13" West for a distance of 48.27 feet;
thence South 33°07'08" West for a distance of 4.70 feet to the East margin of the existing boardwalk;
thence South 19°16'58" East along said East margin for a distance of 50.06 feet;
thence North 45°00'00" East for a distance of 41.19 feet;
thence South 45°00'00" East for a distance of 3.00 feet;
thence North 45°00'00" East for a distance of 42.34 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

PROPERTY BEING CONVEYED TO HALLER FARMS DODGE VALLEY LLC
TAX PARCEL No's. P15451, P15452, P15533, P15535 & PTN. P15448

LEGAL DESCRIPTION

P15451

PARCEL "A":

That portion of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 5, Township 33 North, Range 3 East, W.M.; lying South of Dodge Valley Road, EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, all records of Skagit County, Washington.

P15452 and PTN. of P15448

PARCEL "B":

That portion of the East Half (E ½) of the Southwest Quarter (SW ¼) of Section 5, Township 33 North, Range 3 East, W.M.; lying South of Dodge Valley Road, EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, all records of Skagit County, Washington.

P15533

PARCEL "C":

That portion of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 8, Township 33 North, Range 3 East, W.M., lying North of the timbered hillside, EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, all records of Skagit County, Washington.

P15535

PARCEL "D":

That portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 8, Township 33 North, Range 3 East, W.M., lying North of the timbered hillside, EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under

Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, all records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the County of Skagit, State of Washington.

DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: November 13, 2025

EXHIBIT "C"**LEGAL DESCRIPTION OF REMAINDER PARCEL**

Parcel Number: 330307-1-001-0300/P116854 & 330305-3-001-1014/P133718 & 330305-3-001-0014/P15448 & 330305-3-001-0105/P15449 & 330305-3-002-0120/P15450 & 330305-3-003-0004/P15451 & 330305-3-004-0003/P15452 & 330306-3-006-0006/P15480 & 330306-3-001-0005/P15488 & 330306-4-001-0003/P15489 & 330306-4-001-0110/P15490 & 330306-4-002-0002/P15491 & 330306-4-003-0001/P15492 & 330306-4-004-0000/P15493 & 330307-1-001-0200/P15494 & 330307-1-001-0008/P15500 & 330307-1-001-0123/P15501 & 330308-2-001-0005/P15533 & 330308-2-001-0120/P15534 & 330308-2-002-0004/P15535

PARCEL "A":

The Southwest 1/4 of Section 5, Township 33 North, Range 3 East, W.M., EXCEPT the as built and existing County road commonly known as Dodge Valley Road, AND EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, records of Skagit County, Washington.

ALSO, the Southeast 1/4; the Northeast 1/4 of the Southwest 1/4; and Government Lot 7, all in Section 6, Township 33 North, Range 3 East, W. M., EXCEPT the as built and existing County road commonly known as Dodge Valley Road, AND EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, records of Skagit County, Washington.

ALSO the North 1/2 of the Northwest 1/4 of Section 8, Township 33 North, Range 3 East, W.M., EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, AND ALSO EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, AND ALSO EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, records of Skagit County, Washington.

EXCEPT from all of the above, any as built and existing County road rights of ways.

ALSO, Government Lots 1 and 2 and the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 33 North, Range 3 East, W.M., EXCEPT those portions thereof condemned by Drainage District No. 22 and Diking District No. 9, EXCEPT that portion thereof conveyed to Drainage District No. 22 for ditch right of way purposes by Deed recorded under Auditor's File No. 220703, in Volume 150 of Deeds, page 314, EXCEPT those certain tracts of land conveyed to Drainage District No. 22 by Deed recorded under Auditor's File No. 220704, in Volume 150 of Deeds, page 315, records of Skagit County, Washington,

ALSO EXCEPT that portion as decreed in Court Order filed June 9, 2000 in Skagit County Superior Court Case No. 99-2-00583-2, described as follows:

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Beginning at the East 1/4 corner of said Section 7, from which the Southeast corner of said Section 7 bears South 1°25'29" West for a distance of 2,629.21 feet;

PARCEL "A" continued:

thence North 75°27'39" West for a distance of 1,019.93 feet to the true point of beginning;
thence North 45°00'00" West for a distance of 70.56 feet;
thence South 45°00'00" West for a distance of 14.00 feet;
thence South 18°33'13" West for a distance of 48.27 feet;
thence South 33°07'08" West for a distance of 4.70 feet to the East margin of the existing boardwalk;
thence South 19°16'58" East along said East margin for a distance of 50.06 feet;
thence North 45°00'00" East for a distance of 41.19 feet;
thence South 45°00'00" East for a distance of 3.00 feet;
thence North 45°00'00" East for a distance of 42.34 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

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thence North 75°27'39" West for a distance of 1,019.93 feet to the true point of beginning;
thence North 45°00'00" West for a distance of 70.56 feet;
thence South 45°00'00" West for a distance of 14.00 feet;
thence South 18°33'13" West for a distance of 48.27 feet;
thence South 33°07'08" West for a distance of 4.70 feet to the East margin of the existing boardwalk;
thence South 19°16'58" East along said East margin for a distance of 50.06 feet;
thence North 45°00'00" East for a distance of 41.19 feet;
thence South 45°00'00" East for a distance of 3.00 feet;
thence North 45°00'00" East for a distance of 42.34 feet to the true point of beginning.

EXCEPT that portion of the above Parcels A & B described in Exhibit "B".

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

