

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

Faber Fairchild McCurdy  
2115 Barkley Blvd, Suite 101  
Bellingham, WA 98226  
Attn: Mitchell G. Faber

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20254181  
Dec 31 2025  
Amount Paid \$93004.48  
Skagit County Treasurer  
By Lena Thompson Deputy

**CHICAGO TITLE NCS: 240848-NCS  
620055948**

**BARGAIN AND SALE DEED**

**Grantor:** MV REAL ESTATE HOLDINGS LLC,  
M.V. GREENHOUSE, LLC, &  
SKAGIT HORTICULTURE LLC  
successor by merger to Northwest Horticulture, LLC, a Washington limited liability company

**Grantee:** SMITH MOUNT VERNON, LLC

**Abbreviated Legal Description:** PTNS. SEC. 12-34-3E, W.M.; PTNS. SEC. 13-34-3E, W.M.; PTNS. SEC. 18-34-4E, W.M, Skagit County, Washington  
Complete legal description on **Exhibit A**.

**Assessor's Tax Parcel ID#:** P21493 / 340312-0-002-0001; P26052 / 340418-0-010-0004;  
P21674 / 340313-0-011-0009; P26048 / 340418-0-006-0000;  
P21742 / 340313-0-060-0009; P26049 / 340418-0-007-0009;  
P21812 / 340313-1-001-0009; P21813 / 340313-1-002-0008;  
P21495 / 340312-0-004-0009; P26219 / 340418-0-130-0009;  
P21740 / 340313-0-058-0003; P21767 / 340313-0-079-0107;  
P21741 / 340313-1-059-0002; P26046 / 340418-2-004-0100;  
P96270 / 340313-0-058-0102

**Reference No.:** N/A

MV REAL ESTATE LLC, a Washington limited liability company, for valuable consideration in hand paid, bargains, sells, and conveys to SMITH MOUNT VERNON, LLC, a Washington limited liability company ("Grantee") the real property situated in Skagit County, Washington referred to as Parcels A, B, and D and legally described on **Exhibit A**.

M.V. GREENHOUSE, LLC, a Washington limited liability company, for valuable consideration in hand paid, bargains, sells, and conveys to Grantee the real property situated in Skagit County, Washington referred to as Parcels C, F, G, H, J & L and legally described on **Exhibit A**.

SKAGIT HORTICULTURE LLC, a Washington limited liability company, for valuable consideration in hand paid, bargains, sells, and conveys to Grantee the real property situated in Skagit County, Washington referred to as Parcels E, I & K and legally described on **Exhibit A**.

\*\*successor by merger to Northwest Horticulture, LLC, a Washington limited liability company  
Subject to the exceptions stated in **Exhibit B**.

[Signatures and acknowledgements on following page.]





**EXHIBIT A****Legal Description****PARCEL A (P21493 / 340312-0-002-0001):**

GOVERNMENT LOT 7 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LESS THE NORTH 2 ACRES OF THE WEST 10 ACRES; EXCEPT THE EAST 40 FEET AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED APRIL 5, 1911, IN VOLUME 83 OF DEEDS, PAGE 536; AND EXCEPT ANY PORTION LYING WITHIN RIVER BEND ROAD; SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL B (P21495 / 340312-0-004-0009):**

THAT PORTION OF GOVERNMENT LOT 6, SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT;  
THENCE NORTH 83°40'02" EAST 1,193.75 FEET ALONG THE SOUTH LINE OF SAID SECTION 12, TO A POINT THAT IS SOUTH 83°40'02" WEST 1,285.18 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12 SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE NORTH 0°19'30" WEST 204.05 FEET;  
THENCE SOUTH 88°38'19" EAST 48.51 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT;  
THENCE SOUTH 0°33'18" WEST 197.86 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;  
THENCE SOUTH 83°40'02" WEST 45.71 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING;  
BEING A PORTION OF LOT 2, SHORT PLAT NO. 79-80, RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 125, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8109110008, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL C (P21674 / 340313-0-011-0009 & P26052 / 340418-0-010-0004):**

THOSE PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, AND OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID GOVERNMENT LOT 2 AND THE SOUTHERLY EXTENSION OF THAT CERTAIN FENCE LINE DESCRIBED IN REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 9709220099, DESCRIBED AS MARKING THE EASTERNMOST LINE OF THOSE PREMISES SOLD TO SUMMERSUN GREENHOUSE COMPANY, A WASHINGTON CORPORATION;  
THENCE NORTH 00° 44' 51" WEST, 554.06 FEET;  
THENCE NORTH 88° 19' 23" WEST, 3,096.69 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 100 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 88° 19' 23" EAST, 3,096.69 FEET, MORE OR LESS, TO THE ABOVE REFERENCED FENCE LINE;  
THENCE SOUTH 00° 44' 51" EAST, 554.06 FEET, ALONG SAID FENCE LINE AS EXTENDED SOUTHERLY, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2;

THENCE ALONG SAID SOUTH LINE NORTH 89° 38' 59" WEST, A DISTANCE OF 231.37 FEET;  
THENCE SOUTH 00° 35' 38" EAST, A DISTANCE OF 1,580.84 FEET;  
THENCE NORTH 73° 16' 10" WEST TO THE EAST LINE OF THE WEST 15 ACRES OF SAID GOVERNMENT LOT 3;  
THENCE NORTH 00° 06' 25" WEST, ALONG SAID EAST LINE TO THE NORTH LINE OF THOSE CERTAIN PREMISES CONVEYED TO RANDY ADAMS BY DEED RECORDED UNDER AUDITOR'S FILE NO, 8504040048;  
THENCE NORTH 73° 14' 33" WEST ALONG SAID NORTH LINE TO THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH 00° 06' 25" EAST, 130 FEET TO THE NORTH LINE OF THE COUNTY ROAD RIGHT-OF-WAY KNOWN AS THE RIVER BEND ROAD;  
THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO MATHEW M. PAUL AND WILMA PAUL BY PARTIAL FULFILLMENT DEED RECORDED JANUARY 16, 1974, UNDER AUDITOR'S FILE NO. 795687;  
THENCE NORTH 01° 26' 30" EAST ALONG THE EAST LINE OF SAID PAUL TRACT, A DISTANCE OF 415.0 FEET TO THE NORTHEAST CORNER THEREOF;  
THENCE NORTH 60° 03' 23" WEST ALONG THE NORTH LINE OF SAID PAUL TRACT, A DISTANCE OF 91.03 FEET TO THE NORTHWEST CORNER THEREOF AND THE EAST LINE OF THE WEST 100 FEET OF GOVERNMENT LOT 6 OF SAID SECTION 13;  
THENCE NORTH 01° 26' 30" EAST ALONG THE EAST LINE OF THE WEST 100 FEET TO THE POINT OF BEGINNING;  
EXCEPT THEREFROM THE FOLLOWING DESCRIBED:  
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 100 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 13;  
THENCE NORTH 01° 26' 30" EAST ALONG THE EAST LINE OF SAID WEST 100 FEET, A DISTANCE OF 486.43 FEET;  
THENCE NORTH 87° 40' 33" EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 1,450.57 FEET;  
THENCE SOUTH 11° 37' 55" WEST, A DISTANCE OF 877.46 FEET;

THENCE SOUTH 20° 09' 08" EAST, A DISTANCE OF 660.48 FEET;  
THENCE SOUTH 19° 09' 54" WEST, A DISTANCE OF 104.43 FEET TO THE NORTH LINE OF THE COUNTY ROAD;

THENCE ALONG THE NORTH LINE OF THE COUNTY ROAD THROUGH THE FOLLOWING FOUR COURSES;  
NORTH 68° 55' 40" WEST, A DISTANCE OF 97.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5,203.50 FEET;  
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3° 12' 32" AND AN ARC DISTANCE OF 291.42 FEET;  
THENCE NORTH 72° 08' 12" WEST, A DISTANCE OF 845.63 FEET TO THE POINT OF BEGINNING OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,333.50 FEET;  
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 11", AND AN ARC DISTANCE OF 263.07 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO MATHEW M. PAUL AND WILMA PAUL BY PARTIAL FULFILLMENT DEED RECORDED JANUARY 16, 1974, UNDER AUDITOR'S FILE NO. 795687;  
THENCE LEAVING THE NORTH LINE OF THE COUNTY ROAD, NORTH 01° 26' 30" EAST ALONG THE EAST LINE OF SAID PAUL TRACT, A DISTANCE OF 415.00 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH 60° 03' 23" WEST ALONG THE NORTH LINE OF SAID PAUL TRACT, A DISTANCE OF 91.03 FEET TO THE NORTHWEST CORNER THEREOF AND THE EAST LINE OF THE WEST 100 FEET OF GOVERNMENT LOT 6 OF SAID SECTION 13;  
THENCE NORTH 01° 26' 30" EAST ALONG THE EAST LINE OF THE WEST 100 FEET, A DISTANCE OF 76.36 FEET TO THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL D (P21740 / 340313-0-058-0003):**

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 13;  
THENCE SOUTH 83°31' WEST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1,273.6 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;  
THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 160.6 FEET;  
THENCE SOUTH 89°33' EAST, A DISTANCE OF 1,275 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 13;  
THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 314.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;  
EXCEPT THE EAST 40 FEET THEREOF, AS CONVEYED TO JOHN KRANGNESS BY DEED RECORDED APRIL 4, 1924, IN VOLUME 132 OF DEEDS, PAGE 576;  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL E (P21741 / 340313-1-059-0002):**

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 13, 314.8 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION;  
THENCE NORTH 89°33' WEST, A DISTANCE OF 1,275 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;  
THENCE SOUTH, ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF, 660 FEET, MORE OR LESS, TO INTERSECT A LINE WHICH BEGINS AT A POINT ON THE EAST LINE OF GOVERNMENT LOT 1, SAID SECTION, 386 FEET SOUTH OF THE NORTHEAST CORNER THE SOUTH 60 RODS OF SAID GOVERNMENT LOT AND RUNS NORTH 89°45' EAST;  
THENCE, ALONG SAID LINE, NORTH 89°45' EAST TO EAST LINE OF SAID SECTION;  
THENCE NORTH, ALONG SAID EAST LINE, TO THE POINT OF BEGINNING;  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL F (P21742 / 340313-0-060-0009):**

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF GOVERNMENT LOT 1, SAID SECTION, WHICH IS 386 FEET SOUTH OF THE NORTHEAST CORNER THE SOUTH 60 RODS OF SAID GOVERNMENT LOT;  
THENCE NORTH 89°45' EAST, A DISTANCE OF 2,468 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION;

THENCE SOUTH, ALONG SAID EAST LINE, 416 FEET;  
THENCE SOUTH 85°10' WEST 2,578 FEET, MORE OR LESS, TO THE CENTERLINE OF SAID SECTION;  
THENCE NORTH, ALONG SAID CENTERLINE, TO THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL G (P21812 / 340313-1-001-0009; P26048 / 340418-0-006-0000; & P26049 / 340418-0-007-0009):**

THOSE PORTIONS OF GOVERNMENT LOT 2 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, AND OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID GOVERNMENT LOT 2 AND THE SOUTHERLY EXTENSION OF THAT CERTAIN FENCE LINE DESCRIBED IN REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 9709220099, DESCRIBED AS MARKING THE EASTERNMOST LINE OF THOSE PREMISES SOLD TO SUMMERSUN GREENHOUSE COMPANY, A WASHINGTON CORPORATION;

THENCE NORTH 00° 44' 51" WEST 554.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88° 19' 23" WEST, 3,096.69 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 100 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE NORTH 01° 15' 37" EAST ALONG SAID EAST LINE OF THE WEST 100 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 85° 31' 33" WEST ALONG SAID NORTH LINE, 100.50 FEET TO AN EXISTING FENCE LINE;

THENCE NORTH 00° 42' 21" EAST ALONG SAID FENCE LINE TO THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID SUMMERSUN GREENHOUSE COMPANY PREMISES;

THENCE SOUTH 89° 13' 02" EAST ALONG THE SOUTH LINE OF SAID SUMMERSUN PARCEL, 3,162.30 FEET, MORE OR LESS, TO INTERSECT THAT CERTAIN FENCELINE DESCRIBED ABOVE ALONG THE EASTERNMOST BOUNDARY OF THE SUMMERSON PARCEL AT THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 00° 44' 51" EAST ALONG SAID FENCELINE, AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 564.21 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL H (P21813 / 340313-1-002-0008):**

ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 2, SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, AND THE SOUTHERLY EXTENSION OF THAT CERTAIN FENCE LINE DESCRIBED IN REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 9709220099, DESCRIBED AS MARKING THE EASTERNMOST LINE OF THOSE PREMISES SOLD TO SUMMERSUN GREENHOUSE COMPANY, A WASHINGTON CORPORATION;

THENCE NORTH 00°44'51" WEST 1,118.27 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUMMERSUN PREMISES, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;

THENCE NORTH 89°13'02" WEST 3,162.30 FEET TO THE TERMINUS OF SAID LINE.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL I (P26046 / 340418-2-004-0100):**

ALL THAT PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1, 40 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH, 330 FEET, MORE OR LESS, ALONG SAID WEST LINE, TO A FENCE AS DESCRIBED IN THAT REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 9709220099;  
THENCE EASTERLY, ALONG SAID FENCE, 132 FEET, MORE OR LESS;  
THENCE CONTINUING ALONG SAID FENCE AND THE NORTHERLY PROJECTION THEREOF, NORTH 00°14'01" WEST, 330 FEET, MORE OR LESS, TO A POINT 40 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 1;  
THENCE WEST ON A LINE 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 1, 132 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL J (P26219 / 340418-0-130-0009):**

THAT PORTION OF THE WEST HALF OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., SAID POINT BEING ON THE NORTH LINE OF LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 22-90, RECORDED IN BOOK 10 OF SHORT PLATS, PAGES 111 AND 112;  
THENCE ALONG SAID NORTH LINE SOUTH 89°13'02" EAST A DISTANCE OF 850.15 FEET TO THE NORTHEAST CORNER OF SAID SHORT PLAT;  
THENCE ALONG THE EAST LINE THEREOF SOUTH 01°15'37" WEST A DISTANCE OF 662.71 FEET;  
THENCE SOUTH 89°10'15" EAST, A DISTANCE OF 1,644.26 FEET TO THE WEST LINE OF SAID SECTION 18 AND THE TRUE POINT OF BEGINNING;  
THENCE ALONG SAID WEST LINE NORTH 00°57'36" WEST, A DISTANCE OF 610.69 FEET TO AN EXISTING FENCE;  
THENCE ALONG SAID FENCE NORTH 88°52'08" EAST A DISTANCE OF 127.45 FEET, MORE OR LESS;  
THENCE CONTINUING ALONG SAID FENCE AND A PROJECTION THEREOF NORTH 00°14'01" WEST A DISTANCE OF 326.10 FEET TO THE SOUTH LINE OF THE NORTH 40 FEET OF SAID SECTION 18;  
THENCE ALONG SAID SOUTH LINE SOUTH 89°29'11" EAST A DISTANCE OF 360.26 FEET TO THE WEST LINE OF THE EAST 176 FEET OF THE NORTH 224 FEET OF THE WEST HALF OF GOVERNMENT LOT 1 OF SAID SECTION 18;  
THENCE ALONG SAID WEST LINE SOUTH 00°44'51" EAST A DISTANCE OF 184.04 FEET TO THE SOUTH LINE OF SAID NORTH 224 FEET;  
THENCE ALONG SAID SOUTH LINE SOUTH 89°29'11" EAST A DISTANCE OF 167.96 FEET TO A PROJECTION OF THAT CERTAIN FENCE LINE DESCRIBED IN REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 9709220099, DESCRIBED AS MARKING THE EASTERNMOST LINE OF THOSE PREMISES SOLD TO SUMMERSUN GREENHOUSE COMPANY, A WASHINGTON CORPORATION COMING FROM THE SOUTH;

THENCE ALONG SAID FENCE AND PROJECTION THEREOF SOUTH 00°52'09" EAST 1,266.41 FEET;  
THENCE NORTH 89°13'02" WEST TO THE WEST LINE OF SAID SECTION 18;  
THENCE NORTH ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING;  
EXCEPT THE FOLLOWING DESCRIBED TRACT:  
BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 176 FEET OF THE NORTH 224 FEET OF THE WEST HALF OF GOVERNMENT LOT 1;  
THENCE ALONG SAID SOUTH LINE, SOUTH 89°29'11" EAST A DISTANCE OF 167.96 FEET TO THAT CERTAIN FENCE LINE DESCRIBED IN REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 9709220099, DESCRIBED AS MARKING THE EASTERNMOST LINE OF THOSE PREMISES SOLD TO SUMMERSUN GREENHOUSE COMPANY, A WASHINGTON CORPORATION;  
THENCE SOUTH 00°52'09" EAST ALONG SAID FENCE A DISTANCE OF 40 FEET MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 264 FEET OF SAID GOVERNMENT LOT;  
THENCE NORTH 89°29'11" WEST A DISTANCE OF 176 FEET;  
THENCE NORTH 00°52'09" WEST 224 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE COUNTY ROAD RIGHT OF WAY ALONG THE NORTH LINE OF SAID SUBDIVISION;  
THENCE EAST ALONG SAID SOUTH LINE 8.04 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 176 FEET OF SAID GOVERNMENT LOT;  
THENCE SOUTH 00°44'51" EAST ALONG SAID WEST LINE A DISTANCE OF 184.04 FEET TO THE POINT OF BEGINNING, PURSUANT TO BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 9807130095, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL K (P96270 / 340313-0-058-0102):**

THE EAST 40 FEET OF THE FOLLOWING DESCRIBED PROPERTY;  
ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 13;  
THENCE SOUTH 83°31' WEST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1,273.6 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;  
THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 160.6 FEET;  
THENCE SOUTH 89°33' EAST, A DISTANCE OF 1,275 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 13;  
THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 314.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;  
EXCEPT THE FOLLOWING DESCRIBED PARCEL;  
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION;  
THENCE SOUTH 01°02'56" EAST, ALONG THE EAST SECTION LINE, A DISTANCE OF 40.00 FEET;  
THENCE NORTH 89°40'13" WEST, A DISTANCE OF 33.01 FEET;  
THENCE NORTH 01°02'56" WEST, A DISTANCE OF 35.99 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION;  
THENCE NORTH 83°23'36" EAST ALONG SAID NORTH LINE, A DISTANCE OF 33.16 FEET TO THE NORTHEAST CORNER OF SAID SECTION AND THE POINT OF BEGINNING;  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL L (P21767 / 340313-0-079-0107):**

THE WEST 130 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.;  
EXCEPT THE EAST 30 FEET THEREOF;  
AND EXCEPT RIGHT OF WAY.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT B****Permitted Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: State of Washington Department of Game  
Purpose: Fisherman access  
Recording Date: October 28, 1954  
Recording No.: 508476  
Affects: Parcel A
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: May 24, 1955  
Recording No.: 518280  
Affects: Portion of said premises, as described in said instrument
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: May 24, 1955  
Recording No.: 518281  
Affects: Portion of Parcel A
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 79-80:  
Recording No: 8109110008
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: March 30, 1982  
Recording No.: 8203300027  
Affects: Portion of Parcel E  
Said Easement was re-recorded on August 19, 1983 under recording number 8308190052, to correct legal description.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: December 14, 1983  
Recording No.: 8312140027  
Affects: Portion of said premises as described in said instrument
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: right of way  
Recording Date: October 8, 1984  
Recording No.: 8410080076  
Affects: Portion of Parcel E
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Disclosed by: Skagit County Application No. SHL 92-015 for Variance  
Granted to: Public Utility District No. 1  
Purpose: Water line easement  
Recording Date: July 30, 1992  
Recording No.: 9207300075  
Affects: as described in said instrument
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 22-90:  
Recording No: 9208180001
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Public Utility District No. 1  
Purpose: Water lines or related facilities  
Recording Date: September 14, 1992  
Recording No.: 9209140107  
Affects: Portion of Parcel L
11. Agreement, including the terms and conditions thereof,  
Recording Date: October 7, 1993  
Recording No.: 9310070034  
Providing: Conditions for providing water service  
Affects: Parcel A

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: October 3, 1994  
Recording No.: 9410030096  
Affects: Parcel A
13. Title Notification, and the terms and conditions thereof:  
Recording Date: August 25, 1997  
Recording No.: 9708250149  
Affects: Parcel L and other property
14. Statement of Claim to Mineral Interests,  
Recording Date: November 10, 1997  
Recording No.: 9711100109  
Claimant: Skagit Gardens LLC  
As Follows: Property designated Agriculture Resource Lands  
Affects: Parcel A
15. Agreement and the terms and conditions thereof:  
Executed by: Public Utility District No. 1 of Skagit County and Carl Loeb, dba Summersun Greenhouse Co.  
Recording Date: November 13, 1997  
Recording No.: 9711130044  
Affects: Parcels J and L
16. Title Notification and the terms and conditions thereof:  
Regarding: Property designated Agricultural Resource Land  
Recording Date: April 30, 1998  
Recording No.: 9804300070  
Affects: Parcel J and Parcel L
17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:  
Recording No: 9902120092
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit County Diking District No. 17  
Purpose: Water pipe(s) and pipeline(s)  
Recording Date: October 6, 1999  
Recording No.: 199910060048  
Affects: Portion of said premises, as described in said instrument

19. Agreement and the terms and conditions thereof:  
Executed by: PUD No. 1 and Skagit Gardens, Inc.  
Recording Date: September 26, 2000  
Recording No.: 200009260024  
Affects: Parcel A
20. Title Notification and the terms and conditions thereof:  
Regarding: Special Flood Hazard Area  
Recording Date: July 11, 2005  
Recording No.: 200507110107  
Affects: Parcel E
21. Title Notification and the terms and conditions thereof:  
Regarding: Development activities on or adjacent to designated natural resource lands  
Recording Date: July 11, 2005  
Recording No.: 200507110108  
Affects: Parcel E
22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Anacortes  
Purpose: Temporary water pipeline construction and operation  
Recording Date: November 13, 2006  
Recording No.: 200611130273  
Affects: Portion of said premises, as described in said instrument
23. Regulatory Notice / Agreement and the terms and conditions thereof:  
Disclosed by: Order on Shoreline Substantial Development SL05-0108 and Special Use Permit SU05-0523  
Recording Date: May 18, 2007  
Recording No.: 200705180122  
Affects: Portion of said premises and other property
24. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: September 17, 2007  
Recording No.: 200709170152  
Affects: Parcel J
25. Lot of Record Certification and the terms and conditions thereof:  
Recording Date: November 5, 2014  
Recording No.: 201411050067  
Affects: Portions of Parcels C and G
26. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon

race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201904240067

27. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes

Purpose: Temporary easement for water pipeline construction

Recording Date: July 20, 2020

Recording No.: 202007200160

Affects: Portion of Parcel G and other property

28. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Map of Dike District Right of Way :

Recording No: 202306150040

29. Easements and rights of way in favor of Skagit County Drainage District No. 17 as set forth in Skagit County Superior Court Cause No. 5271, suit for condemnation.