

AFTER RECORDING MAIL TO:

Danford Island Farm LLC  
4976 Mercer Road  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260140  
Jan 15 2026  
Amount Paid \$11698.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders use only*

**STATUTORY WARRANTY DEED**

File No: **4900-4326996 (SJ)**

Grantor(s): **Edward W. Kneller and Claudia B. Kneller, Trustees of the Kneller Family Trust, dated November 15, 2017**

Grantee(s): **Danford Island Farm LLC, a Washington limited liability company**

Abbreviated Legal: **Section 35, Township 36 North, Range 2 East - NW NE & Ptn. Gov. Lots 3 & 4**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P47396/360235-0-033-0105 and P47431/360235-1-009-0004 and P47377/360235-0-019-0103**

**THE GRANTOR(S) Edward W. Kneller and Claudia B. Kneller, Trustees of the Kneller Family Trust, dated November 15, 2017** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Danford Island Farm LLC, a Washington limited liability company**, the following described real estate, situated in the County of Skagit, State of Washington.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**See Attached**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: **P47396/360235-0-033-0105**

Statutory Warranty Deed  
- continued

File No.: **4900-4326996 (SJ)**

Dated: 01/14/2026

Edward W. Kneller and Claudia B. Kneller,  
Trustees of the Kneller Family Trust

*Edward W Kneller*

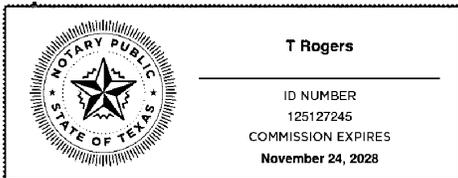
Edward W. Kneller, Trustee

*Claudia B Kneller*

Claudia B. Kneller, Trustee

STATE OF Texas )  
 )-ss  
COUNTY OF Collin )

This record was acknowledged before me on 01/14/2026 by **Edward W. Kneller and Claudia B. Kneller** as **Trustees** of the **Kneller Family Trust** dated **November 15, 2017**



*[Signature]*

Notary Public T Rogers  
My commission expires: **11/24/2028**

Electronically signed and notarized online using the Proof platform.

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**PARCEL A:**

That portion of the East one-half of Section 35, Township 36 North, Range 2 East, W.M., described as follows:

The East 4.0 Acres of the Southeast quarter of the Northwest quarter of the Northeast quarter.

**PARCEL B:**

That portion of the East one-half of Section 35, Township 36 North, Range 2 East, W.M., described as follows:

The North 575.88 feet of the West 100 feet of Government Lot 4, and the North 575.88 feet of the East 198.50 feet of Government Lot 3.

**PARCEL C:**

That portion of the East one-half of Section 35, Township 36 North, Range 2 East, W.M., described as follows:

The East 20 feet of the West 100 feet of Government Lot 4, lying Southerly of the Samish Island County Road.

**PARCEL D:**

An easement for ingress and egress, and utility purposes over and across that portion of the East 20 feet of the West 100 feet of Government Lot 4, of Section 35, Township 36 North, Range 2 East, W.M.; which lies North of the County Road and South of the South line of the North 575.88 feet of said Government Lot 4.