

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

Alston, Courtnage & Bassett LLP
Attn: Adam Coady
600 University Street, Suite 2310
Seattle, WA 98101

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260206
Jan 26 2026
Amount Paid \$19585.00
Skagit County Treasurer
By Cain Cress Deputy

**BARGAIN AND SALE DEED CHICAGO TITLE NCS: 253586-NCS
CT 620060666**

Grantor: M.V. GREENHOUSE, LLC &
SKAGIT HORTICULTURE LLC

Grantee: TWO BARN FARMS, LLC

Abbreviated Legal Description: Lot 2, Short Plat No. 22-90 and Ptn. 13-34-3E, W.M, Skagit County,
Washington
Complete legal description on Exhibit A.

Assessor's Tax Parcel ID#: P21743 / 340313-1-061-0008
P21662 / 340313-0-001-0001
P21745 / 340313-0-062-0007
P21747 / 340313-0-064-0005
P21748 / 340313-0-065-0004

Reference No.: N/A

SKAGIT HORTICULTURE LLC, a Washington limited liability company (which acquired title as Northwest Horticulture, LLC) and M.V. GREENHOUSE, LLC, a Washington limited liability company, for valuable consideration in hand paid, bargains, sells, and conveys to TWO BARN FARMS, LLC, a Washington limited liability company ("Grantee") the real property situated in Skagit County, Washington and legally described on Exhibit A.

Subject to the exceptions stated in Exhibit B.

[Signatures and acknowledgements on following page.]

EXHIBIT A**Legal Description**

PARCEL A:

A PORTION OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., AND THE WEST 1/2 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 13, 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 DEGREES 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 DEGREE 15'37" WEST, A DISTANCE OF 662.71 FEET; THENCE SOUTH 89 DEGREES 10'15" EAST, A DISTANCE OF 1644.26 FEET TO THE EAST LINE OF SAID SECTION 13; THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 57'36" WEST, A DISTANCE OF 610.69 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE, NORTH 88 DEGREES 52'08" EAST, A DISTANCE OF 127.45 FEET; THENCE CONTINUING ALONG SAID FENCE AND A PROJECTION THEREOF, NORTH 00 DEGREES 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 DEGREES 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 1/2 OF GOVERNMENT LOT 1 OF SAID SECTION 18; THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 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 DEGREES 29'11" EAST, A DISTANCE OF 167.96 FEET TO A PROJECTION OF A FENCE COMING FROM THE SOUTH; THENCE ALONG SAID FENCE AND PROJECTION THEREOF, SOUTH 00 DEGREES 52'09" EAST, A DISTANCE OF 1266.41 FEET; THENCE NORTH 89 DEGREES 13'02" WEST, A DISTANCE OF 3162.30 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE AND PROJECTION THEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES: THENCE NORTH 00 DEGREES 42'21" EAST, A DISTANCE OF 463.34 FEET; THENCE SOUTH 84 DEGREES 56'28" WEST, A DISTANCE OF 686.87 FEET; THENCE SOUTH 10 DEGREES 59'25" WEST A DISTANCE OF 74.47 FEET; THENCE SOUTH 84 DEGREES 24'33" WEST, A DISTANCE OF 348.53 FEET; THENCE NORTH 05 DEGREES 05'12" WEST, A DISTANCE OF 87.68 FEET; THENCE NORTH 85 DEGREES 00'17" WEST, A DISTANCE OF 137.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD; THENCE ALONG SAID COUNTY ROAD TO THE MOST WESTERLY CORNER OF SAID LOT 2 OF SHORT PLAT NO. 22-90; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID LOT 2 TO THE POINT OF BEGINNING;

EXCEPT ROADS AND DIKE RIGHT-OF-WAY.

ALSO EXCEPT THEREFROM, ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

1. THOSE PORTIONS ALONG THE NORTH LINE THEREOF LYING WITHIN PARCEL 5 OF THOSE CERTAIN PREMISES CONVEYED TO THE KRANGNES FAMILY LIMITED PARTNERSHIP DATED NOVEMBER 19, 1996, BY DEED RECORDED JANUARY 29, 1997 AS AUDITOR'S FILE NO. 9701290028;

2. THAT PORTION ALONG THE SOUTH LINE THEREOF LYING WITHIN THOSE PREMISES CONVEYED TO GERALD KOEFFEL BY DEED RECORDED FEBRUARY 15, 1963, AS AUDITORS FILE NO. 632197;

3. THAT PORTION IN THE SOUTHWEST CORNER THEREOF LYING WITHIN THOSE CERTAIN PREMISES CONVEYED TO THEODORE C. HUTCHINSON BY DEED RECORDED JANUARY 22, 1990, AS AUDITOR FILE NO. 9001220043,

4. THAT PORTION IN THE NORTHEAST CORNER THEREOF LYING WITHIN THOSE CERTAIN PREMISES CONVEYED TO ELSIE FORTIN, ET AL, BY DEED RECORDED JULY 13, 1998, AS AUDITOR'S FILE NO. 9807130095.

5. THE WEST 130 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP NORTH, RANGE 3 EAST, W.M. EXCEPT THE EAST 30 FEET AND EXCEPT THE DIKE RIGHT OF WAY.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 22-90, RECORDED UNDER AUDITOR'S FILE NO. 9208180001, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH ALL THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTH OF THE SOUTH LINE OF SAID SHORT PLAT, WEST OF THE EAST LINE OF SAID SHORT PLAT EXTENDED SOUTHERLY, AND NORTH OF A LINE 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 OF THE SOUTH 60 RODS OF SAID GOVERNMENT LOT; THENCE NORTH 89°45' EAST, TO THE EAST LINE OF SAID SECTION AND THE TERMINUS OF THIS LINE DESCRIPTION;

AND TOGETHER WITH ALL THAT PORTION OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING WEST OF RIVER BEND ROAD, SOUTH OF THE SOUTH LINE OF LOT 1 SAID SHORT PLAT, EXTENDED WESTERLY, AND NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF GOVERNMENT LOT 1, SAID SECTION, WHICH IS 570.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT, THENCE SOUTH 89°15'05" WEST, ALONG THE SOUTH LINE OF LOT 2 SAID SHORT PLAT, A DISTANCE OF 688.00 FEET, THENCE SOUTH 00°44'53" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 75.00 FEET, THENCE SOUTH 89°15'04" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF GOVERNMENT LOT 1, AND THE TERMINUS OF THIS LINE DESCRIPTION;

EXCEPT FROM ALL OF THE ABOVE, ROADS AND DIKE 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: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: May 24, 1955
Recording No.: 518280

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: December 14, 1983
Recording No.: 8312140027

3. 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

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. 22-90:

Recording No: 9208180001

5. Title Notification and the terms and conditions thereof:

Recording Date: August 25, 1997
Recording No.: 9708250149

6. 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

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems - overhead only
Recording Date: June 22, 2000
Recording No.: 200006220092

8. Water Service Contract and the terms and conditions thereof:
Executed by: Public Utility District No. 1 of Skagit County and Northwest Horticulture, LLC or its successor or assigns

Recording Date: September 19, 2008
Recording No.: 200809190070

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 Map of Dike District Right of Way:

Recording No: 202306150040

10. 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.