

UNRECORDED



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Kathy Hill, Skagit County Auditor
6/20/2000 Page 1 of 13 12:21:47PM

AFTER RECORDING MAIL TO:

Name Triple J Enterprises
Address 15356 Produce Lane
City / State Mount Vernon, WA 98273

Document Title(s): (or transactions contained therein)

- 1. Boundary Line Declaration
- 2.
- 3.
- 4.



First American Title Insurance Company

(this space for title company use only)

Reference Number(s) of Documents assigned or released:

Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

- 1. Triple J Enterprises, a Washington General Partnership
- 2.
- 3.
- 4.
- 5. Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

- 1.
- 2.
- 3.
- 4.
- 5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Portions of the East 1/2 of Section 13 and of the Northeast 1/4 of Sections 24 both in Township 34 North, Range 2 East, W.M. and Portions of the West 1/2 of Section 18 and of the Northwest 1/4 of Section 19 both in Township 34 North, Range 3 East, W.M.

Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

P20709; P20708; P20684; P20682; P20317; P20316; P20307; P20309;
P20308; P20305; P22111; P22110; P22109; P22124; P22141; P22140

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

BOUNDARY LINE DECLARATION

This Declaration made this 20th day of June, 2000 by Triple J Enterprises, a Washington General Partnership, consisting of Larry R. Jensen, Michael L. Jensen and Catherine L. Jensen, hereinafter referred to as Declarants.

WHEREAS, Declarants, who own the following described parcels by Deed recorded under Auditor's File No 9405270161

Parcels "A", "B" and "C" on said Auditor's File No. 9405270161, a copy of which is attached hereto; said legals are incorporated herein as if fully set forth hereon.

Situate in the County of Skagit, State of Washington.

WHEREAS, the Declarants wish to establish new boundaries lines, which will result in the same number of Parcels, as shown on the attached map.

WHEREAS, the descriptions of the newly created parcels are described as follows:

New Parcel 1: See attachment labeled Parcel I, said legal is incorporated herein as if fully set forth hereon.

New Parcel 2: See attachment labeled Parcel II, said legal is incorporated herein as if fully set forth hereon.

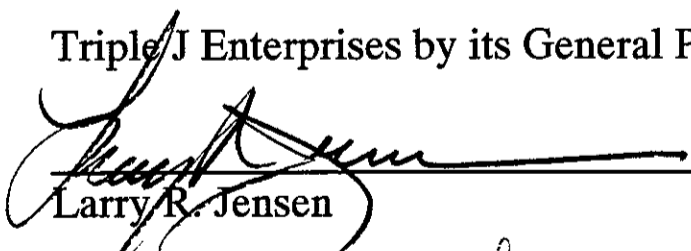
New Parcel 3: See attachment labeled Parcel III, said legal is incorporated herein as if fully set forth hereon.

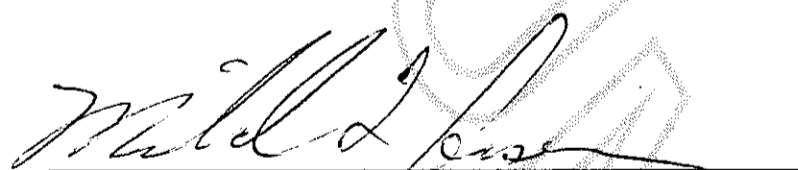
Situate in the County of Skagit, State of Washington.

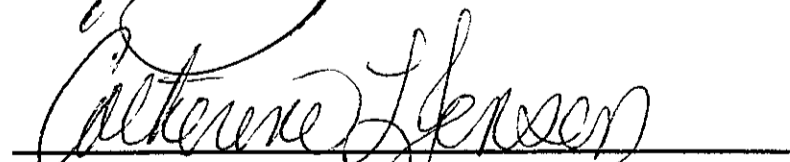
NOW THEREFORE, for and in consideration of the benefits derived by reason of this Declaration, it is hereby the intent that the respective Parcels be recognized to be as modified above. No further segregation or adjustment shall be permitted with out the express approval of said County and further compliance with County Zoning and Subdivision Ordinances.

This Declaration made the date herein set forth above.

Triple J Enterprises by its General Partners:


Larry R. Jensen


Michael L. Jensen


Catherine L. Jensen



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UNOFFICIAL

STATE OF WASHINGTON, } SS.

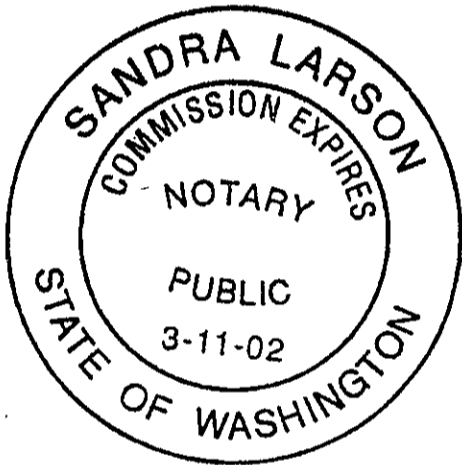
ACKNOWLEDGMENT - Individual

County of

On this day personally appeared before me Larry R. Jensen, Michael L. Jensen,
and Catherine L. Jensen to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they
signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of June 2000
19



Sandra Larson

Notary Public in and for the State of Washington,
residing at

My appointment expires 3-11-02

STATE OF WASHINGTON, } SS.

ACKNOWLEDGMENT - Corporate

County of

On this ___ day of _____, 19___, before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared _____

_____ and _____ to me known to be the
_____ President and _____ Secretary, respectively, of _____

_____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at

My appointment expires _____

This jurat is page _____ of _____ and is attached to _____



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Parcel 1:

- 1) Government Lot 2 of Section 18, Township 34 North, Range 3 East, W.M. and Government Lot 5 of Section 13, Township 34 North, Range 2 East, W.M. EXCEPT so much thereof, as lies within the following described tract:
Beginning at the corner of Section 7, 12, 13 and 18 on the Township line between Township 34 North, Range 2 East, W.M. and Township 34 North, Range 3 East, W.M. and thence running South following the said Township line, a distance of 1,320 feet; thence turning and running East, a distance of 1,295.6 feet; thence turning and running South, a distance of 590.7 feet; thence turning and running North 74 degrees 30' West, a distance of 556.5 feet; thence turning and running South 78 degrees 15' West, a distance of 486 feet; thence turning and running North 82 degrees 30' West, a distance of 289.4 feet to an intersection with said Township line, which point of intersection is 1,822.8 feet South of said corner of Sections 7, 12, 13 and 18; thence turning and running North 62 degrees West, a distance of 671 feet; thence turning and running North 41 degrees 45' West, a distance of 250 feet; thence turning and running North 5 degrees West, a distance of 862 feet; thence turning and running North 20 degrees 15' West, a distance of 300 feet; thence turning and running North 6 degrees 45' West, a distance of 224 feet; thence turning and running North 10 degrees 45' East, a distance of 300 feet; thence turning and running North 28 degrees 30' East, a distance of 400 feet; thence turning and running North 47 degrees 12' East, a distance of 979.2 feet to an intersection with the aforesaid Township line; thence turning and running South following the said Township line, a distance of 1,350.9 feet to the corner of Sections 7, 12, 13 and 18 on Township line between Township 34 North, range 2 East, W.M. and Township 34 North, Range 3 East, W.M., the point of beginning; EXCEPT the South 149.2 feet of the West $\frac{1}{2}$ of said Government Lot 5.
- 2) Government Lot 3; that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying South and West of Higgins Slough; and that portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying West of Higgins Slough, all in Section 18, Township 34 North, Range 3 East, W.M.

(continued)



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- 3) Government Lot 4 of Section 13, Township 34 North, Range 2 East, W.M.; EXCEPT that portion thereof described as follows:
Beginning at the intersection of the South line of said Government Lot 4 and the East line of Tract "A" as both are delineated upon the "Plat of Skagit Beach No. 1" as per plat recorded in volume 8 of Plats, page 71, records of Skagit County, Washington; thence North 7 degrees 48" West along the East line of said Tract "A", a distance of 94.65 feet; thence continuing North 7 degrees 48" West along the East line of said Tract "A", a distance of 30.00 feet; thence North 82 degrees 12' East, a distance of 221.72 feet; thence North 88 degrees 45' 40" East along a line parallel with the South line of said Government Lot 4, a distance of 1,182.2 feet, more or less, to the East line of said Government Lot 4; thence South along the East line of said Government Lot 4, a distance of 149.2 feet, more or less, to the Southeast Corner of said Government Lot 4; thence South 88 degrees 45' 40" West along the South line of said Government Lot 4 to the Point of Beginning;

ALSO EXCEPTING from the above descriptions, County Road, dike and ditch right-of-way and "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, Page 71, records of Skagit County, Washington, portions of which have been replatted.



AGRICULTURAL PARCEL

PARCEL II

a.) That portion of Government Lot 4 of Section 13, T. 34 N., R. 2 East, W.M. described as follows:

Beginning at the intersection of the South line of said Government Lot 4 and the East line of Tract "A" as both are delineated upon the "PLAT OF SKAGIT BEACH No. 1" as per plat recorded in Volume 8 of Plats, Page 71, records of Skagit County, Washington; thence N 7°48' W along the East line of said Tract "A", a distance of 94.65 feet to the TRUE POINT OF BEGINNING; thence continuing N 7°48' W along the East line of said Tract "A", a distance of 30.00 feet; thence N 82°12' E, a distance of 221.72 feet; thence N 88°45'40" E along a line parallel with the South line of said Government Lot 4, a distance of 1182.2 feet, more or less, to the East line of said Government Lot 4; thence South along the East line of said Government Lot 4, a distance of 149.2 feet, more or less, to the Southeast Corner of said Government Lot 4; thence S 88°45'40" W along the South line of said Government Lot 4 to a point at the intersection with the West line of the East 330 feet of said Government Lot 4; thence Northerly along the West line of said East 330 feet, a distance of 119.2 feet, more or less, to a point which lies 30 feet Southerly of, when measured at right angles to, the North line of this property description; thence S 88°45'40" W along a line parallel to the North line of this property description, a distance of 849.75 feet, more or less, to a point which bears N 82°12' E, a distance of 220.00 feet from the True Point of Beginning; thence S 82°12' W, a distance of 220.00 feet to the TRUE POINT OF BEGINNING.

b.) The South 119.2 feet of the West ½ of Government Lot 5 of Section 13, Township 34 North, Range 2 East, W.M.

c.) The East 330 feet of Government Lot 6 of Section 13, Township 34 North, Range 2 East, W.M.

d.) The West ½ of the Northeast ¼ of the Southeast ¼ of Section 13, Township 34 North, Range 2 East, W.M.

e.) The Southeast ¼ of the Southeast ¼ of Section 13, Township 34 North, Range 2 East, W.M.

f.) Government Lot 4 of Section 18, Township 34 North, Range 3 East, W.M.

Prepared by:
LeGro & Associates
June 12, 2000



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Parcel III:

- 1) Government Lot 1 of Section 19, township 34 North, Range 3 East, W.M.
- 2) Government Lot 2, Section 19, Township 34 North, Range 3 East, W.M. EXCEPT the two following described tracts:
 - a) That portion of government Lot 2, of Section 19, Township 34 North, Range 3 East, W.M. described as follows:
Beginning at a point on the North line of the County Road running along the South line of said subdivision, a distance of 1,036 feet West of the East line of said Government Lot 2; thence North parallel with said East line, a distance of 208.7 feet; thence West parallel with the North line of said County Road, a distance of 208.7 feet; thence South parallel with the East line of said Government Lot 2, a distance of 208.7 feet; to the North line of said County Road; thence East along the North line of said County Road, a distance of 208.7 feet to the point of beginning
 - b) The East 230 feet of the South 226 feet of Government Lot 2, Section 19, Township 34 North, Range 3 East, W.M. EXCEPT the East 30 feet thereof.
- 3) Government Lots 1, 2 and the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 2 East, W.M., EXCEPT road rights-of-way;
ALSO EXCEPT those portions thereof lying within Tracts "A" and "B" of Skagit County Short Plat No. 42-79, approved September 6, 1979 and recorded September 6, 1979 in Volume 3 of Short Plats, Page 176, under Auditor's File No. 7909060026.
- 3) Government Lots 6 and 7 of Section 13, Township 34 North, Range 2 East, W.M. EXCEPT the East 330 feet of said Government Lot 6.
- 4) That portion of Government Lot 4 of Section 13, Township 34 North, Range 2 East, W.M. described as follows:
Beginning at the intersection of the South line of said Government Lot 4 and the East line of Tract "A" as both are delineated upon the "Plat of Skagit Beach No. 1" as per plat recorded in Volume 8 of Plats, Page 71, records of Skagit

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County, Washington; thence North 7 degrees 48' West along the East line of said Tract "A", a distance of 94.65 feet; thence North 82 degrees 12' East, a distance of 220.00 feet; thence North 88 degrees 45' 40" East, a distance of 849.75 feet, more or less, the West line of the East 330 feet of said Government Lot 4; thence South along said West line, a distance of 119.2 feet, more or less, to the South line of Government Lot 4; thence West along said South line to the point of beginning;

EXCEPTING from the above descriptions, County road, dike and ditch rights-of-way and "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, Page 71, records of Skagit County, Washington, portions of which have been replatted as "Plat of Skagit Beach No. 2", as per plat recorded in Volume 9 of Plats, Page 25, records of Skagit County, Washington, "Plat of Skagit Beach No. 3", as per plat recorded in Volume 9 of Plats, Page 26, records of Skagit County, Washington, "Plat of Skagit Beach No. 4", as per plat recorded in Volume 11 of Plats, Page 45, records of Skagit County, Washington, "Plat of Skagit Beach No. 5" as per plat recorded in Volume 10 of Plats, Page 27, records of Skagit County, Washington.



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18-34-3
2 5, 10, 16
3 3, 4, 9

19-34-3
2 2, 3

13-34-2
1 2, 9, 15
4 4, 10, 8, 16, 17

24-34-2
1 1-4

After Recording Return To:

Lawrence K. Engel
Attorney at Law
4100 First Interstate Center
999 Third Avenue
Seattle, WA 98104

9405270161

2603-

ORIGINAL

27-04

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THIS INSTRUMENT IS EXECUTED AND DELIVERED PURSUANT TO A CONFIRMED PLAN OF BANKRUPTCY UNDER 11 U.S.C. § 1129, IN A CASE STYLED HAYTON FARMS, INC., CHAPTER 11 CASE NO. 92-09884, FILED IN THE UNITED STATES BANKRUPTCY COURT, WESTERN DISTRICT OF WASHINGTON, AT SEATTLE.

FIRST AMERICAN TITLE CO

42404-1

STATUTORY WARRANTY DEED

THE GRANTOR, HAYTON FARMS, INC., Debtor and former Debtor-in-Possession, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Triple J Enterprises, a Washington General Partnership consisting of Larry R. Jensen (a single man), and Michael L. Jensen and Catherine L. Jensen, husband and wife, General Partners ("Grantee"), all of its right, title and interest in the real estate situated in Skagit County, Washington, more particularly described on Exhibit A which is attached hereto and incorporated herein by reference, together with all buildings and improvements located thereon and any easements, appurtenances and rights of way relating thereto, pursuant to order and Confirmed Plan of Reorganization of the United States Bankruptcy Court, Western District of Washington at Seattle, in Case No. 92-09884 dated March 29, 1994 (as modified April 25, 1994).

The Grantor's warranties contained herein include all statutory warranties in addition to those herein expressed and set forth in the parties Purchase and Sale Agreement of even date.

DATED as of this 26th day of May, 1994.

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR

94 MAY 27 P 3:57

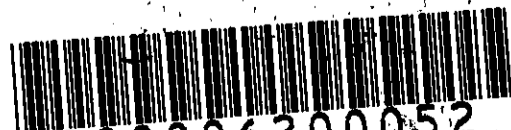
RECORDED
REQUEST OF

HAYTON FARMS, INC.

By [Signature]
H. James Zachor, Jr.
Commissioner appointed pursuant to
RCW 6.28.0120 et seq, 11 U.S.C.
§105(a), and Order in Case No.
92-09884.

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BK 1335 PG 0413



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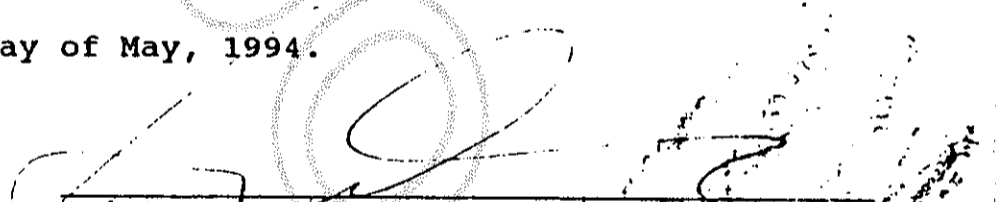
Kathy Hill, Skagit County Auditor

UNOFFICIAL

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that H. JAMES ZACHOR, Jr., Commissioner, is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Court Appointed Commissioner for Hayton Farms, Inc., a Washington corporation, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 20 day of May, 1994.


Print Name: James Zachor, Jr.
NOTARY PUBLIC in and for the State
of Washington, residing at Seattle
My Commission Expires: 2/22/97



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DESCRIPTION:

PARCEL "A":

(a) Government Lots 1, 2 and the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 2 East, W.M., EXCEPT road rights of way.

EXCEPT that portion thereof lying within Tracts "A" and "B" of Skagit County Short Plat No. 42-79, approved September 6, 1979 and recorded September 6, 1979 in Volume 3 of Short Plats, page 176, under Auditor's File No. 7909060026.

(b) Government Lots 4, 6, 7 and the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 34 North, Range 2 East, W.M..

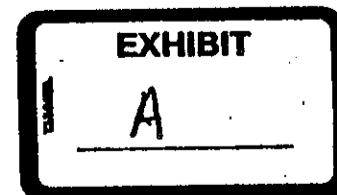
(c) That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 34 North, Range 3 East, W.M., lying South and West of Higgins Slough and Government Lots 3 and 4 of Sections 18, Township 34 North, Range 3 East, W.M..

(d) Government Lot 2 and Section 18, Township 34 North, Range 3 East, W.M., and Government Lot 5 of Section 13, Township 34 North, Range 2 East, W.M., EXCEPT so much thereof as lies within the following described tract:

Beginning at the corner of Sections 7, 12, 13 and 18 on the Township line between Township 34 North, Range 2 East, W.M., and Township 34 North, Range 3 East, W.M., and thence running South following the said Township line a distance of 1320 feet;
thence turning and running East a distance of 1295.6 feet;
thence turning and running South a distance of 590.7 feet;
thence turning and running North 74°30' West a distance of 556.5 feet;
thence turning and running South 78°15' West a distance of 486 feet;
thence turning and running North 82°30' West a distance of 269.4 feet to an intersection with said Township line, which point of intersection is 1622.8 feet South of said corner of Sections 7, 12, 13 and 18;
thence turning and running North 62° West a distance of 671 feet;
thence turning and running North 41°45' West a distance of 250 feet;
thence turning and running North 5° West a distance of 362 feet;
thence turning and running North 20°15' West a distance of 300 feet;
thence turning and running North 6°45' West a distance of 224 feet;
thence turning and running North 10°45' East a distance of 300 feet;
thence turning and running North 28°30' East a distance of 400 feet;
thence turning and running North 47°12' East a distance of 979.2 feet to an intersection with the aforesaid Township line;
thence turning and running South following the said Township line a distance of 1350.9 feet to corner of Sections 7, 12, 13 and 18 on Township line between Township 34 North, Range 2 East, W.M., and Township 34 North, Range 3 East, W.M., the point of beginning.

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DESCRIPTION CONTINUED:

(e) Government Lot 1 of Section 19, Township 34 North, Range 3 East, W.M.

EXCEPTING from the above descriptions County road, dike and ditch rights of way and "PLAT OF SKAGIT BEACH NO. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington, portions of which have been replatted as "PLAT OF SKAGIT BEACH NO. 2", as per plat recorded in Volume 9 of Plats, page 25, records of Skagit County, Washington; "PLAT OF SKAGIT BEACH NO. 3", as per plat recorded in Volume 9 of Plats, page 26, records of Skagit County, Washington, "PLAT OF SKAGIT BEACH NO. 4", as per plat recorded in Volume 11 of Plats, page 45, records of Skagit County, Washington; and "PLAT OF SKAGIT BEACH NO. 5", as per plat recorded in Volume 10 of Plats, page 27, records of Skagit County, Washington.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 34 North, Range 3 East, W.M., lying West of Higging Slough, EXCEPT road, dike and ditch rights of way.

PARCEL "C":

Government Lot 2, Section 19, Township 34 North, Range 3 East, W.M., EXCEPT road, ditch and dike rights of way, AND EXCEPT the following described tracts:

- 1.) That portion of Government Lots 2 of Section 19, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of the County road running along the South line of said subdivision, a distance of 1036 feet West of the East line of said Government Lot 2; thence North parallel with said East line a distance of 208.7 feet; thence West parallel with the North line of said County road a distance of 208.7 feet; thence South parallel with the East line of said Government Lot 2 a distance of 208.7 feet to the North line of said County road; thence East along the North line of said County road a distance of 208.7 feet to the point of beginning

- 2.) The East 230 feet of the South 226 feet of Government Lot 2, Section 19, Township 34 North, Range 3 East W.M., EXCEPT the East 30 feet thereof.

Situate in the County of Skagit, State of Washington.

9405270161



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TOGETHER WITH:

- a. All buildings, improvements and tenements now or hereafter located on the Premises;
- b. All fixtures and all articles of property now used or adapted for use in the ownership, development, operation, or maintenance of the buildings, improvements, and Premises, including, without limitation, all heating, cooling, air conditioning, ventilating, refrigerating, plumbing, generating, power, lighting, and other fixtures;
- c. All easements, all access, air and development rights, all water, water rights, and water stock, and all other rights, hereditaments, privileges, permits, licenses, franchises, and appurtenances, now or hereafter belonging or any way appertaining to the Premises;
- d. All of the rents, revenues, issues, and profits and income of the Premises and all right, title and interest in and to all present and future leases and all other agreements for the occupancy or use of all or any part of the Premises; and
- e. All proceeds of any and all of the foregoing.

End of Legal Description



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Kathy Hill, Skagit County Auditor

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