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Skagit County Auditor

5/11/2005 Page 1 of 2 9:34AM

**SEVERANCE AGREEMENT
(Equipment)**

Lease No. 2331620.001

THIS AGREEMENT is made this 26 day of April, 2005 between the undersigned parties.

WHEREAS, Western Valley Farms LLC, A Washington Limited Liability Company and David L Boon, a married man ("hereinafter Lessee") has applied to AgStar Financial Services, ACA ("Lessor") for a lease on equipment described as follows:

(1) Alpro Herd Management Activity System and all attachments and accessories

("Equipment") located or to be located on the following described real estate:

33.47 acres M/H 17707105 Presidential/Silvercrest 92 60 x 28 PTN NE1/4SE1/4 AKA Lot 3 S/P #69-81 DT 17 DK 3 AF #8203080042 O/S #164#778019 1974 TRF #808047 & A PTN from O/S 214 #792808 1975 Skagit County, Washington.

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NOW, THEREFORE, in consideration of the mutual benefits to be derived from the lease, the undersigned, holders of an interest in said real estate, do hereby agree as follows:

1. The Equipment shall remain severed from said real estate.
2. Even if attached to the realty, the Equipment shall retain their personal character, shall be removable from the real estate, shall be treated as personal property with respect to the rights of the parties, and shall not become a part of the real estate.
3. The Equipment shall not be subject to the lien of any secured transaction or instrument executed by Lessee heretofore or hereafter arising against the Equipment or realty on which they are placed.
4. The Equipment may remain upon the above-described real estate in their present or future location without charge for as long as Lessor continues to own the Equipment.

5. Lessor or its agents may have unlimited access to the above-described real estate for the purpose of inspecting the Equipment or removing the Equipment in the event of Lessee's default or failure to exercise the purchase option at the end of the lease.

6. This Agreement is binding upon the heirs, personal representatives, successors and assigns of the parties.

IN WITNESS WHEREOF, this Agreement has been executed on the day and year first written above.

LESSEE(S):

Western Valley Farms LLC, A Washington Limited Liability Company

[Signature]
David L Boon, Member

[Signature]
David L Boon, Individually

OWNER(S) OF REAL ESTATE:

* [Signature]
David L Boon

* [Signature]
Yvonne G Boon

STATE OF WASHINGTON

ss.

COUNTY OF Skagit

On April 26, 2005 before me personally appeared David L Boon and Yvonne G Boon, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

[Signature]
Notary Public

STATE OF WASHINGTON

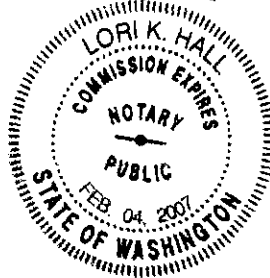
ss.

[LLC]

COUNTY OF Skagit

The foregoing instrument was acknowledged before me on 4/26, 2005 by David L Boon, Member, of Western Valey Farms LLC, A Washington Limited Liability Company, a company, on behalf of said company.

DRAFTED BY:
AGSTAR FINANCIAL SERVICES, ACA
3555 9TH ST NW, P.O. BOX 7438
ROCHESTER MN 55903



[Signature]
Notary Public



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