

**AFTER RECORDING MAIL TO:**  
Clear Valley  
9 Teaberry Lane  
Tiburon, CA 94901



200604270154  
Skagit County Auditor

4/27/2006 Page 1 of 9 3:37PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 111171-SE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

**Grantor(s):** Clear Valley, LLC and Clear Valley Investments, LLC  
**Grantee(s):** Clear Valley Environmental Farm, LLC and Clear Valley Environmental Farm II, Inc.  
**Abbreviated Legal:** ptn 10, 11, 14 & 15-34-4 E W.M.  
**Additional legal(s) on page:** 2  
**Assessor's Tax Parcel Number(s):** 340410-1-007-0005, P24443, 340410-3-001-0007, P24483, 340410-3-006-0002, P24488, 340410-4-001-0005, P24490, 340410-4-003-0003, P24491, 340410-4-004-0002, P24492, 340410-4-005-0001, P24493, 340410-4-006-0000, P24494, 340410-4-007-0009, P24495, 340410-4-008-0008, P24496, 340410-4-010-0004, P24497, 340410-4-011-0003, P24498, 340411-0-010-0001, P24512, 340411-3-001-0006, P24531, 340411-3-002-0005, P24532, 340411-3-003-0004, P24533, 340411-3-005-0002, P24535, 340411-3-006-0001, P109225, 340414-0-001-0009, P24692, 340414-0-002-0008, P24694, 340414-0-003-0007, P24695, 340414-0-004-0006, P24696, 340414-2-001-0207, P109241, 340414-3-007-0007, P24743, 340415-0-012-0005, P24784, 340415-1-001-0006, P24801, 340415-1-002-0005, P24802, 340415-1-003-0004, P24803, 340415-1-004-0003, P24804, 340415-1-005-0002, P24805, 340415-1-006-0001, P24806, 340415-2-001-0004, P24807, 340415-2-002-0003, P24809, 340415-2-015-0016, P24854, 340415-4-000-0001, P24890, 340415-4-000-0100, P24891, 340415-4-003-0008, P24892, 340411-2-004-0005, P24530, 340414-0-005-0005, P24697, 340414-2-003-0003, P24730, 340414-2-004-0002, P24731, 340414-2-006-0000, P24733

THE GRANTOR CLEAR VALLEY L.L.C., a Washington Limited Liability Company, as to Parcels 'A' through 'V' and in CLEAR VALLEY INVESTMENTS, L.L.C., a Washington Limited Liability Company, as to Parcels 'W' through 'Z' for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CLEAR VALLEY ENVIRONMENTAL FARM, LLC, a Washington limited liability company; and CLEAR VALLEY ENVIRONMENTAL FARM II, INC., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington.

#### SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 111171-SE.

1992  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated April 3, 2006

Clear Valley, LLC

By: Loren Korthuis, Member

APR 27 2006

Amount Paid \$  
Skagit Co. Treasurer

By

Deposited

By: Arlene Korthuis, Member

Clear Valley Investments, LLC

By: Loren Korthuis, Member


By: Arlene Korthuis, Member

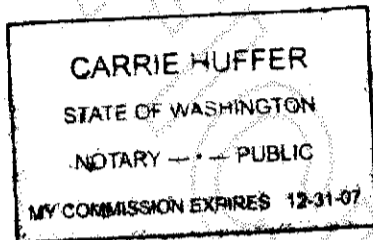
STATE OF Washington }  
County of Skagit }

} SS:

I certify that I know or have satisfactory evidence Loren Korthuis and Arlene Korthuis  
are \_\_\_\_\_ the persons who appeared before  
me, and said persons acknowledged that they signed this instrument, on oath stated They are  
authorized to execute the instrument and Are Members  
of Clear Valley Investments, L.L.C.  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 26, 2006

  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007




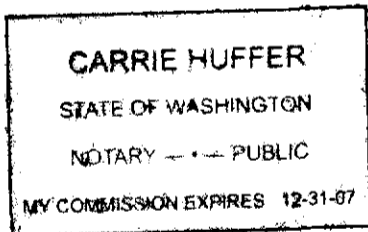
STATE OF Washington }  
County of Skagit }

} SS:

I certify that I know or have satisfactory evidence Loren Korthuis and Arlene Korthuis  
are \_\_\_\_\_ the persons who appeared before  
me, and said persons acknowledged that they signed this instrument, on oath stated They are  
authorized to execute the instrument and Are Members  
of Clear Valley L.L.C.  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 26, 2006

  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007



## EXHIBIT A

### DESCRIPTION:

#### PARCEL "A"

That portion of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 10, Township 34 North, Range 4 East W.M., lying Southerly of Nookachamps Creek.

Situate in the County of Skagit, State of Washington.

#### PARCEL "B"

The Southeast  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 10, Township 34 North, Range 4 East W.M., EXCEPT that portion of said Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  lying within the boundaries of Tract "A" of Skagit County Short Plat No. 60-77, approved August 30, 1977 and recorded August 30, 1977 under Auditor's File No. 863767, in Volume 2 of Short Plats, page 112, records of Skagit County, Washington,

EXCEPT that portion conveyed by Deed recorded April 10, 2006, under Auditor's File No. 200604100126, described as follows:

That portion of said East  $\frac{1}{2}$  lying South of the North line of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  and lying West of the East line of the West 363.45 feet of said East  $\frac{1}{2}$ .

Situate in the County of Skagit, State of Washington.

#### PARCEL "C"

The West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 34 North, Range 4 East W.M.;

EXCEPT County road right of way.

ALSO EXCEPT that portion lying Southerly of the South line of Nookachamps Creek.

Situate in the County of Skagit, State of Washington.

#### PARCEL "D"

That portion of the following described property situated in the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 34 North, Range 4 East W.M., lying Westerly and Northwesterly of the right of way of the Northern Pacific Railway Company:

Beginning at a point on the North and South center line of said Section, 60 feet North of where the North line of the right of way of the Seattle and International Railway crosses said line;  
thence North  $45^\circ$  West to the Southerly bank of Nookachamps Creek;  
thence Westerly along the Southerly bank of said creek to the West line of said Section 11;  
thence South to the Southwest corner of said Section 11;  
thence East to the Southeast corner of the Southwest  $\frac{1}{4}$  of said Section;  
thence North to the place of beginning; EXCEPT right of way of Puget Sound Cascade Railway.

Situate in the County of Skagit, State of Washington.



DESCRIPTION CONTINUED:

PARCEL "E":

That portion of the Northwest ¼ of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the quarter post on the North side of said Section 14;  
thence West along the North line of said Section, 275.88 feet to an intersection with the Westerly right-of-way line of the Northern Pacific Railway Company and the true point of beginning;  
thence Southwesterly along said right-of-way line, 1,494.24 feet;  
thence Northwesterly in a straight line to a point 396 feet South of the Northwest corner of said Section;  
thence North 396 feet to the Northwest corner of said Section;  
thence East along the North line of said Section to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

That portion of the abandoned Puget Sound and Cascade Railway right-of-way in the Southeast ¼ of the Southwest ¼ of Section 11, Township 34 North, Range 4 East, W.M., more particularly described as follows:

A strip of land 50 feet wide, being 25 feet each side of the centerline described as follows:

Beginning at a point on the South boundary line of Section 11, 296.8 feet, more or less, West from the South ¼ section corner thereof;  
thence Northeasterly to the East line of said Southeast ¼, 366 feet, more or less, North of said section corner.

Situate in the County of Skagit, State of Washington.

PARCEL "G":

That portion of the Northwest ¼ of Section 14, Township 34 North, Range 4 East W.M., described as follows:

Beginning at the intersection of the North line of Section 14 with the Westerly line of the right of way of the Seattle Lake Shore and Eastern Railway Company, as said right of way was conveyed by deeds recorded in Volume 10 of Deeds, pages 651 to 654, records of Skagit County, Washington;  
thence Southwesterly along said right of way; 1494.24 feet to the true point of beginning;  
thence North 60°30' West, 1683 feet, more or less, to a point 396 feet South of the Northwest corner of said Section 14;  
thence South along the West line of the Section to a point 660 feet North of the Southwest corner of the Northwest ¼ of said Section;  
thence East 871.2 feet, more or less, to the Westerly line of the said railway company right-of-way;  
thence Northeasterly along said right of way to the true point of beginning, EXCEPT the 50 foot wide right of way of the Puget Sound and Cascade Railway Company, as said right of way was reserved in deed recorded under Auditor's File No. 138390, in Volume 115 of Deeds, page 619, records of Skagit County, Washington; AND ALSO EXCEPT that portion lying within the Southwest ¼ of the Northwest ¼ of said Section 14.

Situate in the County of Skagit, State of Washington.



DESCRIPTION CONTINUED:

PARCEL "H":

That portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 14, Township 34 North, Range 4 East W.M., lying Westerly of the West line of the 100 foot wide right of way conveyed to the Seattle Lake Shore and Eastern Railway Company by deed recorded under Auditor's File No. 3823, in Volume 20 of Deeds, page 504, records of Skagit County, Washington; EXCEPT mineral rights as reserved by deed recorded under Auditor's File No. 28646, in Volume 34 of Deeds, page 392, records of Skagit County, Washington;

AND ALSO EXCEPT that certain 20 foot wide strip of land conveyed to the Northern Pacific Railway Company by deed recorded under Auditor's File No. 102078, in Volume 96 of Deeds, page 509, records of Skagit County, Washington; AND ALSO EXCEPT that portion of the North 30 feet of the East 105 feet of that portion of said Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  lying West of the West line of the Northern Pacific Railway, said portion being the non-vacated portion of Coltrine #211 County Road, said road being previously conveyed to Skagit County by deeds recorded under Auditor's File Nos. 75461 and 75462, in Volume 78 of Deeds, page 223, records of Skagit County, Washington, and portions of said road being vacated by Order of Vacation entered in Volume 12 of Commissioner's Journal, page 479, records of Skagit County, Washington; AND ALSO EXCEPT any portion of the as built and existing road commonly known as Gunderson Road and formerly known as Coltrine Road, extending on to said property.

Situate in the County of Skagit, State of Washington.

PARCEL "I":

The Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 15, Township 34 North, Range 4 East W.M., EXCEPT that portion thereof lying within the boundaries of Tract "A" of Skagit County Short Plat No. 60-77, approved August 30, 1977 and recorded August 30, 1977 under Auditor's File No. 863767, records of Skagit County, Washington; AND EXCEPT the West 30 feet thereof for the as built and existing County road commonly known as the McLaughlin Road extension and as said road was conveyed to Skagit County by deed recorded under Auditor's File No. 864821 and by deed recorded April 18, 1916 under Auditor's File No. 112823, in Volume 102 of Deeds, page 508, records of Skagit County, Washington; AND ALSO EXCEPT the as built and existing County road running along the South line thereof, commonly known as the McLaughlin Road.

Situate in the County of Skagit, State of Washington.

PARCEL "J":

The Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 15, Township 34 North, Range 4 East W.M., EXCEPT that portion thereof lying within the boundaries of the as built and existing County road commonly known as McLaughlin Road running along the South line thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "K":

The East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 15, Township 34 North, Range 4 East W.M., EXCEPT that portion thereof lying within the boundaries of that certain 50 foot wide strip of land conveyed to Puget Sound and Cascade Railway Company by deed recorded December 11, 1915 under Auditor's File No. 111086, in Volume 101 of Deeds, page 631, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



DESCRIPTION CONTINUED:

PARCEL "L":

The Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 15, Township 34 North, Range 4 East W.M., EXCEPT that portion thereof lying within the boundaries of the as built and existing State Highway right of way running through said subdivision, commonly known as Clear Lake Road and also known as College Way.

Situate in the County of Skagit, State of Washington.

PARCEL "M":

That portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 15, Township 34 North, Range 4 East W.M., lying Northerly of State Highway No. 538.

Situate in the County of Skagit, State of Washington.

PARCEL "N":

The Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 15, Township 34 North, Range 4 East W.M., EXCEPT the 50 foot wide right of way conveyed to the Puget Sound and Cascade Railway Company by deed recorded under Auditor's File No. 110943, in Volume 101 of Deeds, page 586, records of Skagit County, Washington; AND ALSO EXCEPT the North 30 feet thereof conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 77104, in Volume 65 of Deeds, page 189, records of Skagit County, Washington; AND ALSO EXCEPT that portion thereof lying within the as built and existing County Road running along the North line thereof commonly known as McLaughlin Road.

Situate in the County of Skagit, State of Washington.

PARCEL "O":

The Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 15, Township 34 North, Range 4 East W.M., EXCEPT the State Highway right of way running along a portion of the South line thereof, AND EXCEPT the as built and existing County road running along the North line thereof commonly known as the McLaughlin Road.

EXCEPT from all of Parcel "O" hereinabove the following described tracts:

- 1.) The West 208.7 feet of the South 626.1 feet of that portion of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , lying North of State Road No. 1-G.
- 2.) Beginning at the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section; thence South along the West line thereof 20 feet to the Southerly line of McLaughlin Road and the true point of beginning; thence continuing South along said West line 666.63 feet to the Northwest corner of that certain parcel described in real estate contract in favor of Kenneth Moore and Phyllis Marie Moore and recorded under Auditor's File No. 8305270054; thence East along the North line of said Moore parcel and said line extended 980.15 feet; thence North parallel to the West line of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  666.63 feet, more or less, to the South line of McLaughlin Road; thence West along the South line to the point of beginning.

Situate in the County of Skagit, State of Washington.



DESCRIPTION CONTINUED:

PARCEL "P":

The Westerly ½ of that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by Deed dated April 4, 1890, and recorded July 13, 1890, in Volume 10 of Deeds, page 651, records of Skagit County, Washington, being a portion of the North ½ of the Northwest ¼ of Section 14, Township 34 North, Range 4 East, W.M..

Situate in the County of Skagit, State of Washington.

PARCEL "Q":

The Easterly ½ of that portion of that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by Deed dated April 4, 1890, and recorded July 13, 1890, in Volume 10 of Deeds, page 651, records of Skagit County, Washington, which lies Southerly of a line drawn perpendicular through the centerline of said 100 foot wide strip of land and through the point of divergence of the Easterly right-of-way line of said 100 foot wide strip of land and the Westerly right-of-way line of the road right-of-way commonly known as State Highway No. 9, being a portion of the North ½ of the Northwest ¼ of Section 14, Township 34 North, Range 4 East, W.M..

Situate in the County of Skagit, State of Washington.

PARCEL "R":

Those two fifty foot by fifteen hundred foot strips of land conveyed to the Seattle lake Shore and Eastern Railway Company by deeds dated April 4, 1890, and recorded July 13, 1890, and July 25, 1890, in Volume 10 of Deeds, pages 653 and 759, records of Skagit County, Washington, being portions of the North ½ of the Northwest ¼ of Section 14, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "S":

The Westerly ½ of that portion of that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by Deed dated July 17, 1891, and recorded July 25, 1891, as auditor's File No. 3823, in Volume 20 of Deeds, page 504, records of Skagit County, Washington, lying within the Northwest ¼ of the Southwest ¼ of Section 14, Township 34 North, Range 4 East W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "T":

That certain 20 foot wide strip of land conveyed to the Northern Pacific Railway Company by Deed dated April 15, 1914, and recorded April 21, 1914, as Auditor's File No. 102078, in Volume 96 of Deeds, page 509, records of Skagit County, Washington, being a portion of the Northwest ¼ of the Southwest ¼ of Section 14, Township 34 North, Range 4 East, W.M..

Situate in the County of Skagit, State of Washington.

DESCRIPTION CONTINUED:

PARCEL "U":

That portion of the Northwesterly ½ of that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company, by Deed recorded June 2, 1890, in Volume 10 of Deeds, page 574, records of Skagit County, Washington, which lies within the East ½ of the Southwest ¼ of Section 11, Township 34 North, Range 4 East, W.M..

Situate in the County of Skagit, State of Washington.

PARCEL "V":

That portion of the Northwesterly ½ of that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company, by deed recorded June 2, 1890, in Volume 10 of Deeds, page 577, records of Skagit County, Washington, which lies within the Southeast ¼ of Section 11, Township 34 North, Range 4 East, W.M., and lies Southwesterly of the Southeasterly extension of the Northeasterly line of that certain tract conveyed to Robert G. Lundvall, et ux., by deed recorded September 3, 1982, as Auditor's File No. 8209030067.

Situate in the County of Skagit, State of Washington.

PARCEL "W":

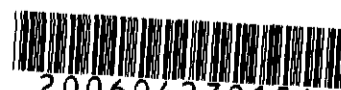
That portion of the following described tract lying within the Southwest ¼ of the Northwest ¼ of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the North line of Section 14 with the Westerly line of the right of way of the Seattle Lake Shore and Eastern Railway Company, as said right of way was conveyed by deeds recorded in Volume 10 of Deeds, pages 651 to 654, records of Skagit County, Washington; thence Southwesterly along said right of way, 1,494.24 feet to the true point of beginning; thence North 60°30' West, 1,683 feet, more or less, to a point 396 feet South of the Northwest corner of said Section 14; thence South along the West line of the Section to a point 660 feet North of the Southwest corner of the Northwest ¼ of said Section; thence East 871.2 feet, more or less, to the Westerly line of the said railway company right of way; thence Northeasterly along said right of way to the true point of beginning,

EXCEPT the 50 foot wide right of way of the Puget Sound and Cascade Railway Company, as said right of way was reserved in deed recorded under Auditor's File No. 138390, in Volume 115 of Deeds, page 619, records of Skagit County, Washington,

AND ALSO EXCEPT that portion, if any, lying within the as built and existing extension of the Gunderson County Road.

Situate in the County of Skagit, State of Washington.



200604270154  
Skagit County Auditor



DESCRIPTION CONTINUED:

PARCEL "X":

That portion of the South 660 feet of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 14, Township 34 North, Range 4 East, W.M., lying Westerly of the West line of the 200 foot wide right of way and depot grounds of the Seattle Lake Shore and Eastern Railway Company, as said right of way and depot grounds were conveyed to said railway company by deeds recorded in Volume 10 of Deeds, page 651 to 654, records of Skagit County, Washington,

EXCEPT that certain 50 foot wide strip of land conveyed to Puget Sound and Cascade Railway Company by deed recorded under Auditor's File No. 111086, in Volume 101 of Deeds, page 631, records of Skagit County, Washington,

AND ALSO EXCEPT that portion of the South 30 feet of the East 105 feet of that portion of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , lying West of the West line of the right of way of the Northern Pacific Railway, as said right of way existed on June 6, 1927.

Said portion being the non-vacated portion of Coltrine #211 County Road, said road being previously conveyed to Skagit County by deeds recorded under Auditor's File Nos. 75461 and 75462 in Volume 78 of Deeds, page 223, and portions of said road being vacated by Order of Vacation entered in Volume 12 of Commissioner's Records, page 479, records of Skagit County, Washington,

AND ALSO EXCEPT that portion, if any, lying within the boundaries of the as built and existing County road commonly known Gunderson Road and formerly known as Coltrine Road, extending into said property.

Situate in the County of Skagit, State of Washington.

PARCEL "Y":

That portion of the Northwest  $\frac{1}{4}$  of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of the Northern Pacific Railway right of way with the South line of the said Northwest  $\frac{1}{4}$ ;  
thence East 606 feet, more or less, to the West line of the Big Lake Road;  
thence Northerly along said West line of road to intersection with the East line of the Northern Pacific Railway right of way;  
thence Southwesterly along the East line of the Northern Pacific Railway right of way to the point of beginning,

EXCEPT road right of way.

Situate in the County of Skagit, State of Washington.

PARCEL "Z":

The Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 11, Township 34 North, Range 4 East, W.M., EXCEPT County road right of way.

Situate in the County of Skagit, State of Washington.

EXCEPT from the above Parcels any portion lying within that right-of-way conveyed by deed recorded October 26, 2004, under Auditor's File No. 200410260120.

