



200706190096

Skagit County Auditor

6/19/2007 Page 1 of 11 1:57PM

Name: Clear Valley Environmental Farm

Address: c/o 9 Teaberry Lane

City and State: Tiburon, CA 94920

Tax Account Number: P24488, P24494, P24807, P24802, P24803, P24804, P24807, P24809, ~~P24809~~, and P24854 *and P24483, P24493 and P24492*  
Escrow #: JM-1367

### STATUTORY WARRANTY DEED

THE GRANTOR Clear Valley Environmental Farm, LLC, a Washington limited liability company; and Clear Valley Environmental Farm II, a Washington limited liability company;

for and in consideration of without consideration

in hand paid, conveys and warrants to Clear Valley Environmental Farm, LLC, a Washington limited liability company; and Clear Valley Environmental Farm II, a Washington corporation,

the following described real estate, situated in the County of Skagit, State of Washington:

Those portions of Sections 10 and 15 in Township 34 North, Range 4 East, W.M. described as Parcels 1, 2, 3, 4 and 5 on Exhibit "X" hereto.

This conveyance is subject to matters of record.

Parcels 1, 2, 3, 4 and 5 as described on Exhibit "X" hereto will be recombined or reaggregated into said five lots all owned by the Grantees separate from the Grantees other contiguous properties to the East. This boundary adjustment in not for the purposes of creating additional building lots.

This boundary line adjustment is approved by *Acad Roden* of the Skagit County Planning Department.

PRIMA AMERICAN TITLE CO.  
B90559/JM-1367  
ACCOMMODATION RECORDING ONLY

The Grantors herein reserve the following rights:

- a) To determine the exact location of the 60-foot wide non-exclusive easement for ingress, egress and utilities over, under and across a portion of Parcel 3, as described herein on Exhibit "X", for the benefit of Parcel 1, as described herein on Exhibit "X"; it is further established and agreed to that upon the sale of either Parcel 1 or Parcel 3, without yet determining said easement location, that these rights must be mutually agreed upon, by recorded documentation, by the then owners of both Parcels 1 and 3.

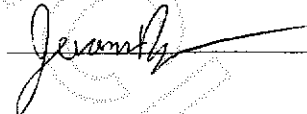
(reservation continued on next page)

b) To convey the 60-foot wide non-exclusive easement for ingress, egress and utilities over, under and across those portion of Parcels 3 and 4, as described herein on Exhibit "X", to Parcel 2, as described herein on Exhibit "X", and/or to any other properties currently owned by the Grantors; it is also established and agreed to that upon the sale of either or both of Parcels 3 and 4 that the new owner or owners thereof may upon unilateral recorded notice provide an equivalent replacement 60-foot wide non-exclusive easement to replace the one fully described on Exhibit "X" herein.

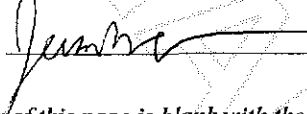
Parcels 1, 2, 3, 4 and 5 as described on Exhibit "X" herein are also depicted on the Survey recorded concurrently herewith as Auditor's File No. 200706190095.

Dated this 1<sup>st</sup> day of June, 2007.

Clear Valley Environmental Farm, a Washington limited liability company by:

  
\_\_\_\_\_

Clear Valley Environmental Farm II, a Washington corporation by:

  
\_\_\_\_\_

*The remainder of this page is blank with the Notary Acknowledgment forms being on the following page and Exhibit "X" on the further following pages.*

2873  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 19 2007

Amount Paid to  
Skagit Co. Treasurer  
By \_\_\_\_\_ Deputy



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STATE OF WASHINGTON } ss.  
California }  
County of Marin

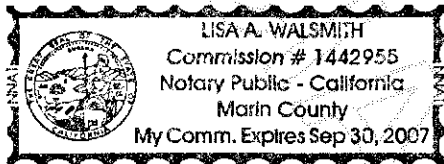
ACKNOWLEDGMENT - Corporate

On this 6th day of June, 2007, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared Jerome M. Ryan

and \_\_\_\_\_ to me known to be the President and X Secretary, respectively, of Clear Valley Environmental Farm

FF, Inc 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 he is 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.



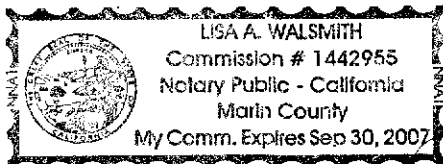
X Lisa A. Walmsmith  
Notary Public in and for the State of Washington, California  
residing at 38 Miller Ave. 94941  
Mill Valley, Ca  
My appointment expires June 6, 2009  
9-30-07

STATE OF WASHINGTON } ss.  
California }  
County of Marin

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Jerome M. Ryan is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Member of Sustainable Environments LLC, the Managing Member of Clear Valley Environmental Farm, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



X Lisa A. Walmsmith  
Notary Public in and for the State of Washington, California  
residing at 38 Miller Ave 94941  
Mill Valley, Ca  
My appointment expires June 6, 2009  
9-30-07



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**Parcel 1 After BLA:**

The Northeast Quarter of the Southwest Quarter of Section 10, Township 34 North, Range 4 East, WM.

**TOGETHER WITH** that portion of the Southeast Quarter of the Southwest Quarter of Section 10, Township 34 North, Range 4 East, WM. Described as follows:

Beginning at the Northwest corner of said Southeast Quarter of the Southwest Quarter; Thence South 0° 12' 29" West, along the West line thereof, a distance of 660.87 feet, more or less, to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42' 54" East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet, more or less, to the East line of said Southeast Quarter of the Southwest Quarter; thence North 0° 00' 33" West, along said East line, 1001.03 feet to the Northeast corner thereof; thence North 89° 02' 28" West, along the North line of said Southeast Quarter of the Southwest Quarter, 1342.60 feet to the point of beginning.

**TOGETHER WITH** a 60 foot wide non-exclusive easement for ingress, egress and utilities over, under and across, the exact location to be determined at a future time and under mutual consent as to location on the following described parcel:

That portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 10, together with that portion of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 15, all in Township 34 North, Range 4 East WM, described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 10; thence South 0° 12' 29" West, along the West line thereof, a distance of 660.87 feet, more or less, to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42' 54" East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence South 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet, thence South 66° 03' 52" East 103.00 feet to the **TRUE POINT OF BEGINNING**; thence North 66° 03' 52" West 103.00 feet; thence North 66° 03' 52" West 138.90 feet; thence South 79° 36' 46" West 295.79 feet; thence North 88° 04' 38" West 128.61 feet; thence North 52° 05' 24" West 149.71 feet; thence North 32° 41' 51" West 129.01 feet; thence North 15° 42' 36" West 159.39 feet; thence North 63° 15' 58" West 111.40 feet; thence South 62° 42' 54" West 117.72 feet to the aforementioned Northeast corner of parcel described under Auditors File No. 200604100126; thence South 0° 38' 29" West, along the East line of said parcel and said parcel extended, a distance of 769.92 feet to the Southeast corner of Tract "A" of Skagit County Short Plat 60-77, approved August 30, 1977 and recorded August 30, 1977 under Auditors File No. 863767, in Volume 2 of Short Plats, page 112, records of Skagit County



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Washington; thence North 89° 20' 05" West, along the South line thereof, 330.03 feet to the Southwest corner thereof, said point being on the East margin of McLaughlin Extension Road, thence South 1° 26' 36" West, along said margin, 1202.86 feet to an intersection with the North margin of McLaughlin Road; thence South 89° 00' 37" East, along said North margin, 967.04 feet to a point which lies South 16° 45' 44" West from the true point of beginning; thence North 16° 45' 44" East 1656.33 feet to the **TRUE POINT OF BEGINNING.**

Situate in the County of Skagit, State of Washington.

**Parcel 2 After BLA:**

The West Half of the Southeast Quarter of Section 10, Township 34 North, Range 4 East, WM.

**EXCEPT** that portion described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 10; thence South 0° 12' 29" West, along the West line thereof, a distance of 660.87 feet, more or less, to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42' 54" East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet, more or less, to the West line of said West Half of the Southeast Quarter of said Section 10 and the **TRUE POINT OF BEGINNING**; thence South 66° 03' 52" East 103.00 feet; thence South 78° 26' 16" East 220.72 feet; thence South 57° 43' 31" East 112.69 feet; thence South 76° 50' 23" East 84.64 feet; thence South 76° 59' 11" East 180.46 feet; thence South 54° 48' 59" East 93.58 feet; thence South 25° 47' 39" East 91.15 feet to the South line of said West Half of the Southeast Quarter; thence North 87° 55' 43" West, along said South line, 780.52 feet to the Southwest corner thereof; thence North 0° 00' 33" West, along the West line thereof, 313.89 feet, more or less, to the **TRUE POINT OF BEGINNING.**

**TOGETHER WITH** a 60.00 foot non-exclusive easement for ingress, egress and utilities being 30.00 feet on both sides of the following described centerline, being in a portion of Section 10 and Section 15, Township 34 North, Range 4 East, WM.

Commencing at the Southwest corner of Tract "A" of Skagit County Short Plat 60-77, approved August 30, 1977 and recorded August 30, 1977 under Auditors File No. 863767 in Volume 2 of short plats, page 112, records of Skagit County Washington; thence South 1° 26' 36" West, along the East margin of McLaughlin road extension, as shown on said Short Plat, 43.62 feet to the **TRUE POINT OF BEGINNING** of this centerline description; thence the following courses along said centerline, South 86° 12' 32" East 174.78 feet; thence North 85° 42' 17" East 172.87 feet; thence North 58° 22' 51" East 393.11 feet; thence South 88° 43' 21" East 1387.99 feet, more or less, to a



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point of intersection with the Southeasterly line of the above described parcel and the terminus of said centerline description.

The sidelines of said easement shall be extended or trimmed so as to form a continuous line across the grantors ownership.

Situate in the County of Skagit, State of Washington

**Parcel 3 After BLA:**

That portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 10, together with that portion of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 15, all in Township 34 North, Range 4 East WM, described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 10; thence South 0° 12' 29" West, along the West line thereof, a distance of 660.87 feet, more or less, to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42' 54" East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence South 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet, thence South 66° 03' 52" East 103.00 feet to the **TRUE POINT OF BEGINNING**; thence North 66° 03' 52" West 103.00 feet; thence North 66° 03' 52" West 138.90 feet; thence South 79° 36' 46" West 295.79 feet; thence North 88° 04' 38" West 128.61 feet; thence North 52° 05' 24" West 149.71 feet; thence North 32° 41' 51" West 129.01 feet; thence North 15° 42' 36" West 159.39 feet; thence North 63° 15' 58" West 111.40 feet; thence South 62° 42' 54" West 117.72 feet to the aforementioned Northeast corner of parcel described under Auditors File No. 200604100126; thence South 0° 38' 29" West, along the East line of said parcel and said parcel extended, a distance of 769.92 feet to the Southeast corner of Tract "A" of Skagit County Short Plat 60-77, approved August 30, 1977 and recorded August 30, 1977 under Auditors File No. F63767, in Volume 2 of Short Plats, page 112, records of Skagit County Washington; thence North 89° 20' 05" West, along the South line thereof, 330.03 feet to the Southwest corner thereof, said point being on the East margin of McLaughlin Extension Road, thence South 1° 26' 36" West, along said margin, 1202.86 feet to an intersection with the North margin of McLaughlin Road; thence South 89° 00' 37" East, along said North margin, 967.04 feet to a point which lies South 16° 45' 44" West from the true point of beginning; thence North 16° 45' 44" East 1656.33 feet to the **TRUE POINT OF BEGINNING**.

**SUBJECT TO** a 60 foot wide non-exclusive easement for ingress, egress and utilities over, under and across, the exact location to be determined at a future time and under mutual consent as to location to benefit the following described parcel:  
The Northeast Quarter of the Southwest Quarter of Section 10, Township 34 North, Range 4 East, WM.



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TOGETHER WITH that portion of the Southeast Quarter of the Southwest Quarter of Section 10, Township 34 North, Range 4 East, WM. Described as follows:

Beginning at the Northwest corner of said Southeast Quarter of the Southwest Quarter; Thence South 0° 12' 29" West, along the West line thereof, a distance of 660.87 feet, more or less, to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42' 54" East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet, more or less, to the East line of said Southeast Quarter of the Southwest Quarter; thence North 0° 00' 33" West, along said East line, 1001.03 feet to the Northeast corner thereof; thence North 89° 02' 28" West, along the North line of said Southeast Quarter of the Southwest Quarter, 1342.60 feet to the point of beginning.

**ALSO SUBJECT TO** a 60.00 foot non-exclusive easement for ingress, egress and utilities being 30.00 feet on both sides of the following described centerline, being in a portion of Section 10 and Section 15, Township 34 North, Range 4 East, WM.

Commencing at the Southwest corner of Tract "A" of Skagit County Short Plat 60-77, approved August 30, 1977 and recorded August 30, 1977 under Auditors File No. 863767, in Volume 2 of short plats, page 112, records of Skagit County Washington; thence South 1° 26' 36" West, along the East margin of McLaughlin road extension, as shown on said Short Plat, 43.62 feet to the **TRUE POINT OF BEGINNING** of this centerline description; thence the following courses along said centerline, South 86° 12' 13" East 174.78 feet; thence North 85° 42' 17" East 172.87 feet; thence North 58° 22' 51" East 393.11 feet; thence South 88° 43' 21" East 668.41 feet, more or less, to a point of intersection with the Easterly line of the above described parcel and the terminus of said centerline description.

The sidelines of said easement shall be extended or trimmed so as to form a continuous line across the grantors ownership.

Situate in the County of Skagit, State of Washington



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**Parcel 4 After BLA:**

That portion of the Southwest Quarter of the Southeast Quarter of Section 10, together with that portion of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 15, all in Township 34 North, Range 4 East WM, described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 10; thence South 0° 12' 29" West, along the West line thereof, a distance of 660.87 feet, more or less, to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42' 54" East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence South 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet; thence South 66° 03' 52" East 103.00 feet to the **TRUE POINT OF BEGINNING**; thence South 78° 26' 16" East 220.72 feet; thence South 57° 43' 31" East 112.69 feet; thence South 76° 50' 23" East 84.64 feet; thence South 76° 59' 11" East 180.46 feet; thence South 54° 48' 59" East 93.58 feet; thence South 25° 47' 39" East 91.15 feet; thence South 25° 47' 39" East 87.34 feet; thence South 30° 23' 11" East 111.90 feet; thence South 8° 07' 49" East 157.41 feet; thence South 18° 17' 32" East 348.90 feet; thence South 25° 34' 21" East 205.38 feet; thence South 12° 48' 25" East 218.85 feet; thence South 5° 34' 33" West 162.09 feet; thence South 29° 59' 41" West 117.22 feet to the North margin of McLaughlin Road; thence North 88° 19' 54" West, along said margin, 1100.37 feet, to the West line of the Northwest Quarter of the Northeast Quarter of said Section 15; thence continue along said margin, North 89° 00' 37" West 352.95 feet, to a point which lies South 16° 45' 44" West from the true point of beginning; thence North 16° 45' 44" East 1656.33 feet to the **TRUE POINT OF BEGINNING**.

**Together with** Commencing the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 10, Township 34 North, Range 4 East W.M.; thence South 0° 12' 29" West, along the West line thereof, a distance of 660.87 feet, more or less to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42' 54" East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence South 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet, more or less, to the West line of the West Half of the Southeast Quarter of said Section 10; thence South 66° 03' 52" East 103.00 feet; thence South 78° 26' 16" East 220.72 feet; thence South 57° 43' 31" East 112.69 feet; thence South 76° 50' 23" East 84.64 feet; thence South 76° 59' 11" East 180.46 feet; thence South 54° 48' 59" East 93.58 feet; thence South 25° 47' 39" East 91.15 feet to the South line of the West Half of the Southeast Quarter of said Section 10; thence South 25° 47' 39" East 87.34 feet; thence South 30° 23' 11" East 111.90 feet; thence South 8° 07' 49" East 157.41 feet; thence South 18° 17' 32" East 348.90 feet; thence South 25° 34' 21" East 205.38 feet; thence South 12° 48' 25" East 218.85 feet; thence South 5° 34' 33" West 162.09 feet; thence South 29° 59' 41" West



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139.94 feet to the South line of the Northwest Quarter of the Northeast Quarter and the **TRUE POINT OF BEGINNING**; thence continue South 29° 59' 41" West 185.06 feet; thence South 71° 25' 46" West 334.89 feet; thence North 86° 50' 15" West 213.62 feet; thence North 85° 42' 09" West 472.91 feet to the West line of the said Southwest Quarter of the Northeast Quarter of Section 15; thence North 88° 33' 24" West 370.33 feet, to the East line of Exception 4 described above; thence North 1° 26' 36" East, along said East line, 248.56 feet to the North line of the Southeast Quarter of the Northwest Quarter of said Section 15; thence South 89° 00' 37" East, along said North line, 369.85 feet to the Northeast corner of said Southeast Quarter of the Northwest Quarter; thence South 88° 19' 54" East, along the North line of the Northwest Quarter of the Northeast Quarter of said Section 15, a distance of 1089.47 feet to the **TRUE POINT OF BEGINNING**.

**Except** Any portion lying within the right of way of McLaughlin Road.

**And Except** The East 209 feet of the West 242 feet of the North 229 feet of the Southwest Quarter of the Northeast Quarter of said Section 15, **EXCEPT** the North 20 feet thereof for McLaughlin Road.

**SUBJECT TO** a 60.00 foot non-exclusive easement for ingress, egress and utilities being 30.00 feet on both sides of the following described centerline, being in a portion of Section 10 and Section 15, Township 34 North, Range 4 East, WM.

Commencing at the Southwest corner of Tract "A" of Skagit County Short Plat 60-77, approved August 30, 1977 and recorded August 30, 1977 under Auditors File No. 883767, in Volume 2 of short plats, page 112, records of Skagit County Washington; thence South 1° 26' 36" West, along the East margin of McLaughlin road extension, as shown on said Short Plat, 43.62 feet; thence the following courses along the centerline, South 86° 12' 13" East 174.78 feet; thence North 85° 42' 17" East 172.87 feet; thence North 58° 22' 51" East 393.11 feet; thence South 88° 43' 21" East 668.41 feet, more or less, to a point of intersection with the Westerly line of the above described parcel and the **TRUE POINT OF BEGINNING**; thence continue South 88° 43' 21" East 719.58 feet to the Northeasterly line of the above described parcel and the terminus of said centerline description.

The sidelines of said easement shall be extended or trimmed so as to form a continuous line across the grantors ownership.

Situate in the County of Skagit, State of Washington

**Parcel 5 After BLA:**

The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 15, Township 34 North, Range 4 East, W.M.,

**Together with** that portion of the Northwest Quarter of the Northeast Quarter of said Section 15 described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 10; thence South 0° 12' 29" West, along the West line thereof, a



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distance of 660.87 feet, more or less, to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42' 54" East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence South 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet, thence South 66° 03' 52" East 103.00 feet; thence South 78° 26' 16" East 220.72 feet; thence South 57° 43' 31" East 112.69 feet; thence South 76° 50' 23" East 84.64 feet; thence South 76° 59' 11" East 180.46 feet; thence South 54° 48' 59" East 93.58 feet; thence South 25° 47' 39" East 91.15 feet to the North line of said Section 15 and the **TRUE POINT OF BEGINNING**; thence South 25° 47' 39" East 87.34 feet; thence South 30° 23' 11" East 111.90 feet; thence South 8° 07' 49" East 157.41 feet; thence South 18° 17' 32" East 348.90 feet; thence South 25° 34' 21" East 205.38 feet; thence South 12° 48' 25" East 218.85 feet; thence South 5° 34' 33" West 162.09 feet; thence South 29° 59' 41" West 117.22 feet to the North margin of McLaughlin Road; thence South 88° 19' 54" East, along said margin, 237.30 feet to the East line of the Northwest Quarter of the Northeast Quarter of said Section 15; thence North 1° 12' 39" East, along said East line, 1311.02 feet to the North line of said Section 15; thence North 87° 55' 43" West, along said North line, 543.52 feet to the **TRUE POINT OF BEGINNING**.

**Except the following described portions thereof;**

**Exception 1;** Any portion lying within the right of way of McLaughlin Road.

**Exception 2;** Any portion lying within the right of way of State Road No. 538, also known as College Way.

**Exception 3;** The West 208.7 feet of the South 626.1 feet of that portion of the Southeast Quarter of the Northwest Quarter of said Section 15, lying North of State Road no. 1-G (SR 538).

**Exception 4;** Beginning at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 15; 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, more or less, 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 Auditors 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 Quarter of the Northwest Quarter 666.63 feet, more or less, to the South line of McLaughlin Road; thence West along the South line to the **TRUE POINT OF BEGINNING**.

**Exception 5;** Commencing the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 10, Township 34 North, Range 4 East W.M.; thence South 0° 12' 29" West, along the West line thereof, a distance of 660.87 feet, more or less, to the Northwest corner of that certain parcel as conveyed by Deed recorded April 10, 2006, under Auditors File No. 200604100126; thence South 89° 11' 17" East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North 62° 42'



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Skagit County Auditor

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54° East 117.72 feet; thence South 63° 15' 58" East 111.40 feet; thence South 15° 42' 36" East 159.39 feet; thence 32° 41' 51" East 129.01 feet; thence South 52° 05' 24" East 149.71 feet; thence South 88° 04' 38" East 128.61 feet; thence North 79° 36' 46" East 295.79 feet; thence South 66° 03' 52" East 138.90 feet, more or less, to the West line of the West Half of the Southeast Quarter of said Section 10; thence South 66° 03' 52" East 103.00 feet; thence South 78° 26' 16" East 220.72 feet; thence South 57° 43' 31" East 112.69 feet; thence South 76° 50' 23" East 84.64 feet; thence South 76° 59' 11" East 180.46 feet; thence South 54° 48' 59" East 93.58 feet; thence South 25° 47' 39" East 91.15 feet to the South line of the West Half of the Southeast Quarter of said Section 10; thence South 25° 47' 39" East 87.34 feet; thence South 30° 23' 11" East 111.90 feet; thence South 8° 07' 49" East 157.41 feet; thence South 18° 17' 32" East 348.90 feet; thence South 25° 34' 21" East 205.38 feet; thence South 12° 48' 25" East 218.85 feet; thence South 5° 34' 33" West 162.09 feet; thence South 29° 59' 41" West 139.94 feet to the South line of the Northwest Quarter of the Northeast Quarter and the **TRUE POINT OF BEGINNING**; thence continue South 29° 59' 41" West 185.06 feet; thence South 71° 25' 46" West 334.89 feet; thence North 86° 50' 15" West 213.62 feet; thence North 85° 42' 09" West 472.91 feet to the West line of the said Southwest Quarter of the Northeast Quarter of Section 15; thence North 88° 33' 24" West 370.33 feet, to the East line of Exception 4 described above; thence North 1° 26' 36" East, along said East line, 248.56 feet to the North line of the Southeast Quarter of the Northwest Quarter of said Section 15; thence South 89° 00' 37" East, along said North line, 369.85 feet to the Northeast corner of said Southeast Quarter of the Northwest Quarter; thence South 88° 19' 54" East, along the North line of the Northwest Quarter of the Northeast Quarter of said Section 15, a distance of 1089.47 feet to the **TRUE POINT OF BEGINNING**.

**Exception 6** That portion, if any, that lies within the previous right of way of College way between the center of Section 15 and the existing right of way of College Way to the West of said center of section.

Situate in the County of Skagit, State of Washington.



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