

When recorded return to:

Mr. and Mrs. Dan R. Mitzel
1111 Cleveland Ave., Suite 210
Mount Vernon, WA 98273



200707110064

Skagit County Auditor

7/11/2007 Page 1 of 11 11:20AM

Recorded at the request of:
First American Title
File Number: B90559

STATUTORY WARRANTY DEED

THE GRANTORS, Clear Valley Environmental Farm, LLC, a Washington limited liability company; and Clear Valley Environmental Farm II, Inc., a Washington corporation, for and in considerations of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, convey and warrant to Dan R. Mitzel and Patricia R. Burklund, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:
Ptn. Section 10, Township 34, Range 4; and
Ptn. Section 15, Township 34, Range 4

FIRST AMERICAN TITLE CO.

B90559 E-1

Tax Parcel Number(s): 340410-3-006-0002, P24488, 340410-4-006-0000, P24494, 340415-1-002-0005, P24802, 340415-1-003-0004, P24803, 340415-1-004-0003, P24804, 340415-2-001-0004, P24807, 340415-2-002-0003, P24809, 340415-2-015-0016, P24854

Described more exactly as that real property described in Schedule "A-1" and by this reference made a part hereof;

Subject to: Covenants, conditions, restrictions and easements per attached Schedule "B-1" and by this reference made a part hereof.

The Grantors for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those therein expressed, and exclude all covenants arising or to arise by statutory or other implications, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, they will forever warrant and defend the said described real estate.

Dated: July 7, 2007

Clear Valley Environmental Farm, LLC, a Washington limited liability company
By: Sustainable Environments, LLC, A Washington Limited Liability Company, Managing Member

By: *[Signature]*
Jerome Ryan, Member

Clear Valley Environmental Farm II, Inc.

By: *[Signature]*
Jerome Ryan, President

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Wyoming }
COUNTY OF Teton }

On July 7th, 2007 before me, Alex J Kissl (notary)
personally appeared Jerome Michael Ryan, personally known to
me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), an that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Alex J Kissl



ATTENTION NOTARY:

Although the information requested below is **OPTIONAL**,
it could prevent fraudulent attachment of this certificate to
another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO
THE DOCUMENT DESCRIBED AT RIGHT

Title of document Type Warranty Deed
Number of Pages 8 Date of Document July 7
Signer(s) Other Than Named Above DC
Clear Valley Environmental Farm II Inc

3254
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 11 2007

Amount Paid \$ 16,915.00
Skagit County Treasurer
By: DC Deputy



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Skagit County Auditor

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Wyoming }
COUNTY OF Teton }

On July 7th, 2007 before me, Alex J Kissel (notary)
personally appeared De-ane Michael Ryan, personally known to
me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*



ATTENTION NOTARY:

Although the information requested below is **OPTIONAL**,
it could prevent fraudulent attachment of this certificate to
another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO
THE DOCUMENT DESCRIBED AT RIGHT

Title of document Type Warranty Deed
Number of Pages 8 Date of Document July 7
Signer(s) Other Than Named Above Per
Clear Valley Environmental Farm LLC



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SCHEDULE "A-1"



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Schedule A-1
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel 3 After BLA:

That portion of the Southeast ¼ of the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of said Section 10, together with that portion of the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼ of Section 15, all in Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northwest corner of the Southeast ¼ of the Southwest ¼ 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 Auditor's 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 Auditor's 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 Auditor's File No. 863767, 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, 1,202.86 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 1,656.33 feet to the true point of beginning



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Parcel 4 After BLA:

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, together with that portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, all in Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10; thence South $0^{\circ}12'29''$ 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 Auditor's File No. 200604100126, thence South $89^{\circ}11'17''$ East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North $62^{\circ}42'54''$ East 117.72 feet; thence South $63^{\circ}15'58''$ East 111.40 feet; thence South $15^{\circ}42'36''$ East 159.39 feet; thence South $32^{\circ}41'51''$ East 129.01 feet; thence South $52^{\circ}05'24''$ East 149.71 feet; thence South $88^{\circ}04'38''$ East 128.61 feet; thence North $79^{\circ}36'46''$ East 295.79 feet; thence South $66^{\circ}03'52''$ East 138.90 feet; thence South $66^{\circ}03'52''$ East 103.00 feet to the true point of beginning; thence South $78^{\circ}26'16''$ East 220.72 feet; thence South $57^{\circ}43'31''$ East 112.69 feet; thence South $76^{\circ}50'23''$ East 84.64 feet; thence South $76^{\circ}59'11''$ East 180.46 feet; thence South $54^{\circ}48'59''$ East 93.58 feet; thence South $25^{\circ}47'39''$ East 91.15 feet; thence South $25^{\circ}47'39''$ East 87.34 feet; thence South $30^{\circ}23'11''$ East 111.90 feet; thence South $8^{\circ}07'49''$ East 157.41 feet; thence South $18^{\circ}17'32''$ East 348.90 feet; thence South $25^{\circ}34'21''$ East 205.38 feet; thence South $12^{\circ}48'25''$ East 218.85 feet; thence South $5^{\circ}34'33''$ West 162.09 feet; thence South $29^{\circ}59'41''$ West 117.22 feet to the North margin of McLaughlin Road; thence North $88^{\circ}19'54''$ West, along said margin, 1,100.37 feet, to the West line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 15; thence continue along said margin, North $89^{\circ}00'37''$ West 352.95 feet, to a point which lies South $16^{\circ}45'44''$ West from the true point of beginning; thence North $16^{\circ}45'44''$ East 1,656.33 feet to the true point of beginning.

TOGETHER WITH commencing the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 34 North, Range 4 East, W.M.; thence South $0^{\circ}12'29''$ 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 Auditor's File No. 200604100126; thence South $89^{\circ}11'17''$ East, along the North line thereof, 363.49 feet to the Northeast corner thereof; thence North $62^{\circ}42'54''$ East 117.72 feet; thence South $63^{\circ}15'58''$ East 111.40 feet; thence South $15^{\circ}42'36''$ East 159.39 feet; thence $32^{\circ}41'51''$ East 129.01 feet; thence South $52^{\circ}05'24''$ East 149.71 feet; thence South $88^{\circ}04'38''$ East 128.61 feet; thence North $79^{\circ}36'46''$ East 295.79 feet; thence South $66^{\circ}03'52''$ East 138.90 feet, more or less, to the West line of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 10; thence South $66^{\circ}03'52''$ East 103.00 feet; thence South $78^{\circ}26'16''$ East 220.72 feet; thence South $57^{\circ}43'31''$ East 112.69 feet; thence South $76^{\circ}50'23''$ East 84.64 feet; thence South $76^{\circ}59'11''$ East 180.46 feet; thence South $54^{\circ}48'49''$ East 93.58 feet; thence South $25^{\circ}47'39''$ East 91.15 feet to the South line of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 10; thence South $25^{\circ}47'39''$ East 87.34 feet; thence South $30^{\circ}23'11''$ East 111.90 feet; thence South $8^{\circ}07'49''$ 157.41 feet; thence South $18^{\circ}17'32''$ East 348.90 feet; thence South $25^{\circ}34'21''$ East 205.38 feet; thence South $12^{\circ}48'25''$ East 218.85 feet; thence South $5^{\circ}34'33''$ West 162.09 feet; thence South $29^{\circ}59'41''$ West 139.94 feet to the South line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the true point of beginning; thence continue South $29^{\circ}59'41''$ West 185.06 feet; thence South $71^{\circ}25'46''$ West 334.89 feet; thence North $86^{\circ}50'15''$ West 213.62 feet; thence North $85^{\circ}42'09''$ West 472.91 feet to the West line of the said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15; thence North $88^{\circ}33'24''$ West 370.33 feet, to the East line of Exception 4 described above; thence North $1^{\circ}26'36''$ East, along said East line, 248.56 feet to the North line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 15; thence South $89^{\circ}00'37''$ East, along said North line, 369.85 feet to the Northeast corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence South $88^{\circ}19'54''$ East, along the North line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 15, a distance of 1,089.47 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 $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 15, EXCEPT the North 20 feet thereof for McLaughlin Road.



SCHEDULE "B-1"

UNOFFICIAL DOCUMENT



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Skagit County Auditor

Schedule "B-1"

EXCEPTIONS:

A. Reservation of all coal and other minerals by W.M. Lindsey, et ux, as contained in deed recorded under Auditor's File No. 28646, in Volume 34 of Deeds, page 392, records of Skagit County, Washington. (Affects Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 15 and other property.)

B. DELETED

C. DELETED

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Pipe line
In Favor Of: Pacific Natural Gas Company, a corporation
Recorded: December 10, 1956
Auditor's No.: 545054, in Volume 283 of Deeds, page 340
Affects: A strip of land 15 feet in width, said strip being described as follows:

Beginning on an Easterly extension of State Highway No. 1-G in the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M., approximately 1,000 feet East of house and extending approximately due North to join up with the August Martin Road.

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: March 13, 1961
Recorded: April 10, 1961
Auditor's No.: 606230
Purpose: Pipe lines for the transportation of water
Area Affected: A tract of land located in the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 34 North, Range 4 East, W.M., more fully described as follows:

Beginning at a point on the East line of said Southwest 1/4 of the Northeast 1/4, from which point the Southeast corner of said Southwest 1/4 of the Northeast 1/4 bears South 0°15'10" West, a distance of 339.72 feet; thence South 52°10' West, a distance of 438.74 feet; thence South 72°15' West, a distance of 145.60 feet; thence North 52°10' East, a distance of 614.66 feet; thence South 0°15'10" West, a distance of 63.52 feet to the point of beginning.



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Order No: B90559

F. EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,
Washington, a municipal corporation
Dated: April 27, 1961
Recorded: May 2, 1961
Auditor's No.: 607101
Purpose: Pipe lines for the transportation of water
Area Affected: A tract of land lying in the Southwest $\frac{1}{4}$ of the Northeast
 $\frac{1}{4}$ of Section 15, Township 34 North, Range 4 East,
W.M., more fully described as follows:

Beginning at a point on the South line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, from which the center of said Section 15 bears South $89^{\circ}39'40''$ West, a distance of 773.63 feet; thence North $72^{\circ}15'$ East, a distance of 221.19 feet; thence South $52^{\circ}10'$ West, a distance of 111.12 feet to a point on the South line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence along said South line South $89^{\circ}39'40''$ West, a distance of 122.89 feet to the point of beginning.

G. EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington
corporation
Dated: May 12, 1983
Recorded: May 26, 1983
Auditor's No.: 8305260072
Purpose: The right to construct, operate, maintain, repair, replace
and enlarge one or more electric transmission and/or
distribution lines
Area Affected: The South 26 feet of that portion of the subject property
lying in Section 10 and the North 24 feet of that portion
of the subject property lying in Section 15

H. EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington
corporation
Dated: August 21, 1986
Recorded: October 6, 1986
Auditor's No.: 8610060044
Purpose: The right to construct, operate, maintain, repair, replace
and enlarge one or more electric transmission and/or
distribution lines

(See Note No. 7)

Said easement is a re-record of easement recorded on October 1, 1986, under Auditor's File No. 8610010051.



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Order No: B90559

I. EASEMENT PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: June 23, 1986
Recorded: August 21, 1986
Auditor's No.: 8608210073
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: A portion of the Southeast ¼ of the Northwest ¼ of Section 15 described as Easement No. 2

Said easement is referenced somewhat differently on deed recorded as Auditor's File No. 200510250021.

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: KEL Properties, LLC
Dated: September 22, 2006
Recorded: October 17, 2006
Auditor's No.: 200610170093
Purpose: A non-exclusive water line easement
Area Affected: A twenty (20) foot wide portion of the Southeast ¼ of the Northwest ¼ and of the Southwest ¼ of the Northeast ¼ in Section 15

K. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: November 22, 2006
Auditor's No.: 200611220126

Delineates easement shown as Paragraph "I" and adjacent property owned by KEL Properties, LLC.

L. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Nookachamps Creek and branches thereof



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Order No: B90559

M. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 60-77
Recorded: August 30, 1977
Volume/Page: Volume 2 of Short Plats, page 112

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage disposal – Individual septic system approved June 28, 1977, Permit No. 404.
4. Water – Individual wells.

N. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Clear Valley Environmental Farm, LLC , et al
Recorded: June 19, 2007
Auditor's No.: 200706190096
For: Ingress, egress and utilities
Affects: A 60 foot wide portion of the subject property

O. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: June 19, 2007
Auditor's No.: 200706190095

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200308280206
Document Title: Title Notification
Regarding: Development Activities On or Adjacent to Designated Natural Resource Lands

As a courtesy we note that there are several recorded Lot Certification documents that may pertain to the subject property.



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