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Skagit County Auditor

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Name: Clear Valley Environmental Farm

Address: 9 Teaberry Lane

City and State: Tiburon, CA 94920

Tax Account Number: "A" = P24694 plus portions of P24692 and P109241, plus easement over portion P24733; "B" = portions of P24692 and P109241 plus easement over P24733; "C" = portion of P109241 and all of P24695, P24696, P24697, P24731, P24743, P24892, P24890, P24805, P24806 and P24801
Escrow #: JM-1384

GUARDIAN NORTHWEST TITLE CO.
QUIT CLAIM DEED JM-1384
ACCOMMODATION RECORDING ONLY

THE GRANTOR Clear Valley Environmental Farm, LLC, a Washington LLC, and Clear Valley Environmental Farm II, a Washington corporation

for and in consideration of boundary line adjustment without consideration

conveys and quit claims to Clear Valley Environmental Farm, LLC, a Washington LLC, and Clear Valley Environmental Farm II, a Washington corporation

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

Parcels "A", "B", and "C" in Sections 14 and 15 of Township 34 North, Range 4 East, W.M. as described on the attachments hereto.

Said Parcel "A" being TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as reserved by the Grantors herein over, across and under those premises described on Exhibit "B" of a deed recorded as Auditor's File No. 200707170113 being a portion of the Northwest ¼ of said Section 14.

Said Parcel "B" being TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as reserved by the Grantors herein over, across and under those premises described on Exhibit "B" of a deed recorded as Auditor's File No. 200707170113 being a portion of the Northwest ¼ of said Section 14 and being ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under those portions of Parcel "A" as described on the attachment hereto that lie within the former right-of-way of the Northern Pacific Railway.

This conveyance is subject to easements, covenants, conditions and other matters of record.

The three parcels described on the attachments hereto are a recombination and reaggregation of three existing contiguous lots owned by the Grantees into three different parcels. This boundary line adjustment is not for the purposes of creating additional building lots.

This boundary line adjustment is approved by Grace Roeder of the Skagit County Planning Department. 8/6/2007

Dated this 26 day of July, 2007

[Signature]
Clear Valley Environmental Farm, LLC

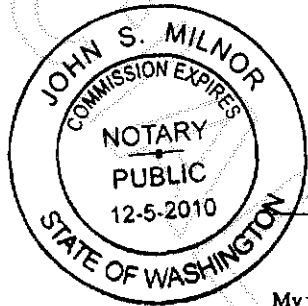
[Signature]
Clear Valley Environmental Farm II, a corporation

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Corporate

On this 26th day of July, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jerome Ryan and _____ to me known to be the President and ~~Secretary~~, respectively, of Clear Valley Environmental Farm II 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.



John S. Milnor
Notary Public in and for the State of Washington,
residing at Mount Vernon

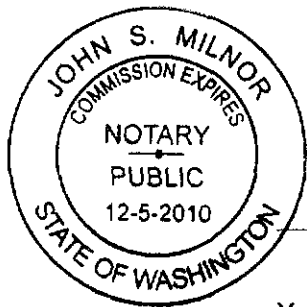
My appointment expires 12-5-2010

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Jerome 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 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.



3702
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 09 2007

Amount Paid \$
Skagit Co. Treasurer
By Milnor Deputy

John S. Milnor
Notary Public in and for the State of Washington,
residing at Mount Vernon

My appointment expires _____



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Parcel "A" After BLA:

Commencing at the North Quarter corner of Section 14, Township 34 North, Range 4 East, W.M.; **thence** West, along the North line of said Section 14, a distance of 275.88 feet to an intersection with the Westerly right of way line of the Northern Pacific Railway Company; **thence** Southwesterly, along said right of way line, 1086.24 feet to the **TRUE POINT OF BEGINNING**; **thence** continue Southwesterly along said right of way, 408.00 feet; **thence** Northwesterly in a straight line, 1691.33 feet, more or less, to a point 396.00 feet South of the Northwest corner of said Section 14 and on the West line of said Section 14; **thence** North, along the West line thereof a distance of 396.00 feet; **thence** East, along the North line of said Section 14, a distance of 329.30 feet; **thence** Southeasterly, in a straight line, 1640.27 feet, more or less to the **TRUE POINT OF BEGINNING**.

TOGETHER WITH that portion of the Northwest Quarter of Section 14, Township 34 North, Range 4 East, WM described as follows:

Commencing at the North Quarter corner of Section 14, Township 34 North, Range 4 East, W.M.; **thence** West, along the North line of said Section 14, a distance of 275.88 feet to an intersection with the Westerly right-of-way line of the Northern Pacific Railway company; **thence** Southwesterly, along said right-of-way line, 1494.24 feet to the **TRUE POINT OF BEGINNING**; **thence** Northeasterly along said right-of-way 408.00 feet; **thence** North $56^{\circ} 41' 17''$ West, along the Northeasterly line of the above described parcel, 157.80 feet; **thence** North $46^{\circ} 15' 53''$ East 126.54 feet; **thence** South $53^{\circ} 55' 39''$ East 185.22 feet to the center of that certain 100-foot wide right-of-way to Seattle Lake Shore and Eastern Railway Company right-of-way as conveyed by Deed dated April 4, 1890 and recorded July 13, 1890 in Volume 10 of Deed, page 651, records of Skagit County Washington; **thence** South $36^{\circ} 04' 21''$ West, along said centerline, 241.88 feet; **thence** continue along said centerline on a curve to the left having a radius of 1503.12 feet through a central angle of $1^{\circ} 47' 53''$ an arc distance of 47.17 feet, more or less, to the Southwest corner of that certain parcel as conveyed to Skagit County by Deed recorded November 11, 1996 under Auditor's File No. 9611150090; **thence** South $55^{\circ} 43' 32''$ East 50.00 feet to the Southeasterly corner of that certain parcel as conveyed to Skagit County under Auditor's File No. 9611150090, said point being the point of divergence of the right-of-way of State Highway 9 and the Easterly line of 100-foot strip conveyed to Seattle Lake Shore and Eastern Railway Company right-of-way; **thence** Southwesterly along the right-of-way of the Seattle Lake Shore and Eastern Railway Company right-of-way, a distance of 226.59 feet, more or less, to a point of intersection with the Southeasterly projection of the Southwesterly line of the above described parcel; **thence** North $60^{\circ} 07' 16''$ West, along said projection, 100.66 feet to the **TRUE POINT OF BEGINNING**.

Situate in the County of Skagit, State of Washington.

Parcel "B" After BLA:

Commencing at the North Quarter corner of Section 14, Township 34 North, Range 4 East, W.M.; **thence** West, along the North line of said Section 14, a distance of 275.88 feet to an intersection with the Westerly right-of-way line of the Northern Pacific Railway company; **thence** Southwesterly, along said right-of-way line 1086.24 feet; **thence** North $56^{\circ} 41' 17''$ West 157.80 feet, along a line which would intersect the North line of



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said Section 14 at a point 329.30 feet East of the Northwest corner of said Section 14 and the **TRUE POINT OF BEGINNING**; **thence** North 46° 15' 53" East 126.54 feet; **thence** South 53° 55' 39" East 185.22 feet to the center of that certain 100-foot wide right-of-way to Seattle Lake Short and Eastern Railway Company right-of-way as conveyed by Deed dated April 4, 1890 and recorded July 13, 1890 in Volume 10 of Deed, page 651, records of Skagit County Washington; **thence** Northeasterly along said centerline 901.81 feet, more or less, to the North line of said Section 14; **thence** Westerly, along said line, 2113.04 feet, more or less, to a point which lies 329.30 feet Easterly from the Northwest corner of said Section 14; **thence** South 56° 41' 17" East 1482.47 feet, more or less, to the **TRUE POINT OF BEGINNING**.

Situate in the County of Skagit, State of Washington.

Parcel "C" After BLA:

The following described portions of Sections 14 and 15 of Township 34 North, Range 4 East, W.M. described as follows:

1. That portion of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of said Section 15 lying Northerly of State Highway No. 538.
2. The Northeast Quarter of the Southeast Quarter of said Section 15; **EXCEPT** that portion thereof lying within the boundaries of the as built and existing State Highway (SR 538) running through said subdivision, also known as Clear Lake Road and College Way.
3. The East Half of the Northeast Quarter of said Section 15.
4. That portion of the Northwest Quarter of the Southwest Quarter of said Section 14 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;

AND ALSO EXCEPT that portion of the North 30 feet of the East 105 feet of that portion of said Northwest Quarter of the Southwest Quarter lying West of the West line of the Northern Pacific Railway, said portion being the non-vacated portion of Coltrine No. 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, and portions of said road being vacated by Order of Vacation entered in Volume 12 of Commissioners Journal, page 479, records of Skagit County;



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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.

5. The Westerly Half 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, lying within the Northwest Quarter of the Southwest Quarter of said Section 14.
6. 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, being a portion of the Northwest Quarter of the Southwest Quarter of said Section 14.
7. That portion of the South 660 feet of the Southwest Quarter of the Northwest Quarter of said Section 14, 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,

EXCEPT that portion of the South 30 feet of the East 105 feet of that portion of said Southwest Quarter of the Northwest Quarter 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 No. 211 County Road; said road being previously conveyed to Skagit County by deed recorded under Auditor's File Nos. 75461 and 75462 in Volume 78 of Deed, page 223, and portions of said road being vacated by Order of Vacation entered in Volume 12 of Commissioners Records, page 479, records of Skagit County.

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

8. The Westerly Half 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, being a portion of the Northwest Quarter of said Section 14.
9. The Easterly Half of that portion of that certain 100-foot 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, 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 Northwest Quarter of said Section 14.
10. Those two fifty-foot by fifteen hundred-foot strips of land conveyed to the Seattle Lake shore and Eastern Railway company by deed dated April 4, 1890 and



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recorded July 13, 1890 and July 25, 1890, in Volume 10 of Deeds, pages 653 and 759, records of Skagit County, being a portion of said Section 14.

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

All 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, lying Northerly of the following described line:

Commencing at the North Quarter corner of said Section 14; **thence** West , along the North line of said Section 14, a distance of 275.88 feet to an intersection with the Westerly right-of-way line of the Northern Pacific Railway company; **thence** Southwesterly, along said right-of-way line, 1494.24 feet to the **TRUE POINT OF BEGINNING** of this line description; **thence** South 60° 07' 16" East, on a projection of a line that would intersect the West line of the Section at a point 396 feet South of the Northwest corner thereof, a distance of 100.66 feet to the Easterly line of said railway right-of-way and the terminus of said line description.

Situate in the County of Skagit, State of Washington.



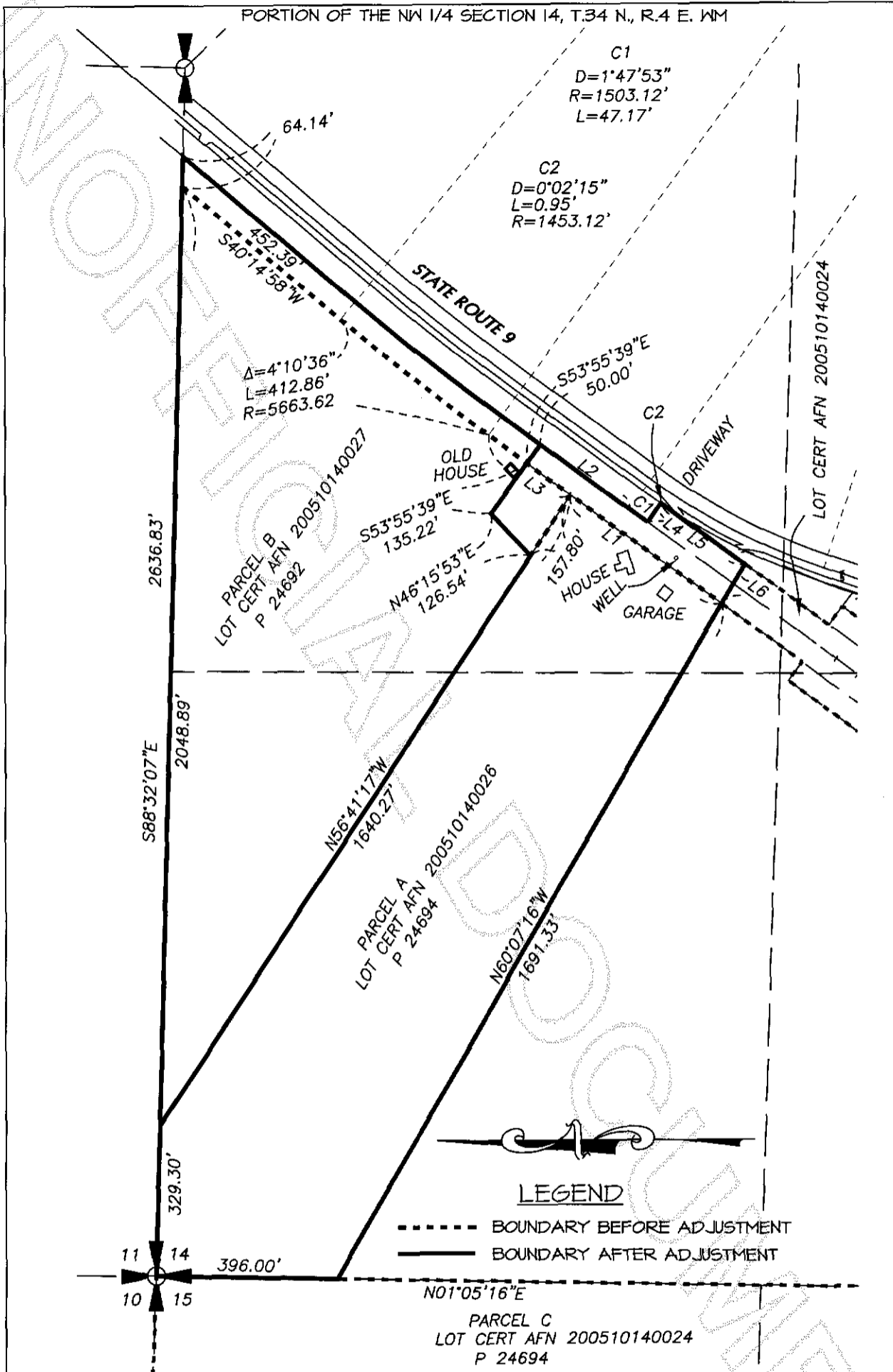
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PORTION OF THE NW 1/4 SECTION 14, T.34 N., R.4 E. WM



LEGEND

- BOUNDARY BEFORE ADJUSTMENT
- BOUNDARY AFTER ADJUSTMENT

N01°05'16"E

PARCEL C
 LOT CERT AFN 200510140024
 P 24694

LINE TABLE

L1	S36°11'56"W	408.00'
L2	S36°04'21"W	241.88'
L3	S36°04'21"W	221.00'
L4	S55°43'32"E	50.00'
L5	S36°28'14"W	225.64'
L6	N60°07'16"W	100.66'



Scale 1" = 300'

Sound Development Group

ENGINEERING & LAND DEVELOPM



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