



200711200139
Skagit County Auditor

11/20/2007 Page 1 of 7 3:41PM

When recorded return to:

Mr. and Mrs. Raymond L. Sundstrom
14242 State Route 9
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: B92832

Statutory Warranty Deed

THE GRANTOR Clear Valley Environmental Farm, LLC, a Washington limited liability company, and Clear Valley Environmental Farm II, Inc., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Raymond L. Sundstrom and Vicki M. Tisdell, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 14, Township 34, Range 4; Ptn. NW

GUARDIAN NORTHWEST TITLE CO.
B92832 E-1

For Full Legal See Attached Exhibit "A"

RESERVING THEREFROM for the benefit of Grantor a permanent, perpetual, absolute and exclusive right to and easement on, over, under, through, above, and across the Easement Parcel described in Exhibit B, and as depicted on the map attached hereto as Exhibit C, both of which are attached hereto and made a part hereof, for the benefit of that parcel described in Exhibit D, attached hereto and made a part hereof ("Dominant Parcel), to have and to hold the same perpetually to the Grantor and its and their successors and assigns, together with the right and privilege at any and all times to enter and occupy said Easement Parcel, or any part thereof, for any purpose or no purpose, including but not limited to (i) farming or other agricultural purposes or purposes related directly or indirectly thereto (including but not limited to the carrying on of horticulture, the planting of crops, the maintenance of a nursery, orchards or vineyards, or the keeping of livestock), (ii) hunting and fishing, and/or (iii) the damming, draining, grading, filling drilling, excavation, construction, planting, fencing, construction, operation, maintenance, replacement, upgrade, use and repair of some or all of the Easement Parcel as a natural preserve, critical area, wetland mitigation or other environmental bank, or other natural or protected area.

Neither Grantee nor any successor in interest shall have any right to enter upon or use the Easement Parcel for any reason and shall not acquire a right by necessity or prescription. Any permission granted to the owners of the property transferred hereunder to pass over or use the Easement Parcel shall not be deemed to create any right to do so, and may be withdrawn by the owner of the Dominant Parcel at any time for any reason or no reason.

Tax Parcel Number(s): P24694, 340414-0-002-0008, P126737, 340414-0-001-0200, ~~P126738~~, 340414-2-001-0300

P126738

SUBJECT TO covenants, conditions, restrictions and easements as set forth in Schedule B-1 attached hereto and made a part hereof comprised of one page.

Dated 11/14/07

Clear Valley Environmental Farm, LLC
A Washington Limited Liability Company

By: [Signature]
Jerome Ryan, Managing Member

Clear Valley Environmental Farm, II, Inc., a
Washington Corporation

By: [Signature]
Jerome Ryan, President

5349
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

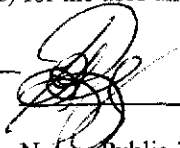
NOV 20 2007

Amount Paid \$ 5024.60
By: [Signature] Skagit Co. Treasurer
Deputy

STATE OF WA
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jerome Ryan
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the Managing Member of Clear Valley
Environmental Farm, LLC and the President of Clear Valley Environmental Farm, Inc.
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-14-07



Notary Public in and for the State of WA
Residing at Sandra Woolley
My appointment expires: 10-4-16

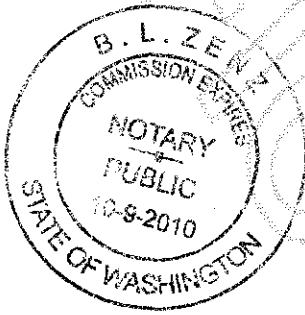


EXHIBIT A

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

Commencing at the North $\frac{1}{4}$ 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, 1,086.24 feet to the true point of beginning; thence continue Southwesterly along said right-of-way, 408.00 feet; thence Northwesterly in a straight line, 1,691.33 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, 1,640.27 feet, more or less to the true point of beginning.

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

Commencing at the North $\frac{1}{4}$ 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, 1,494.24 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 Deeds, 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 1,503.12 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.

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 portion of the Northwest $\frac{1}{4}$ of said Section 14.



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EXHIBIT B

LEGAL DESCRIPTION OF EASEMENT PARCEL

That portion of the Northwest Quarter of Section 14, Township 34 North, Range 4 East, WM described as follows, being a portion of Parcel "A", after Boundary Line Adjustment, as recorded under Auditors File No. 200708090007:

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 a point hereinafter referred to as Point "A"; thence continue Southwesterly along said right of way, 408.00 feet; thence North 60° 07' 16" West 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 to the TRUE POINT OF BEGINNING; 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 South 56° 41' 17" East, along a line that would connect to the aforementioned Point "A", a distance of 1363.83 feet; thence South 29° 52' 18" West 422.07 feet, to a point which lies South 60° 07' 16" East from the true point of beginning; thence North 60° 07' 16" West 1460.34 feet to the TRUE POINT OF BEGINNING.

Containing 16.5 Acres

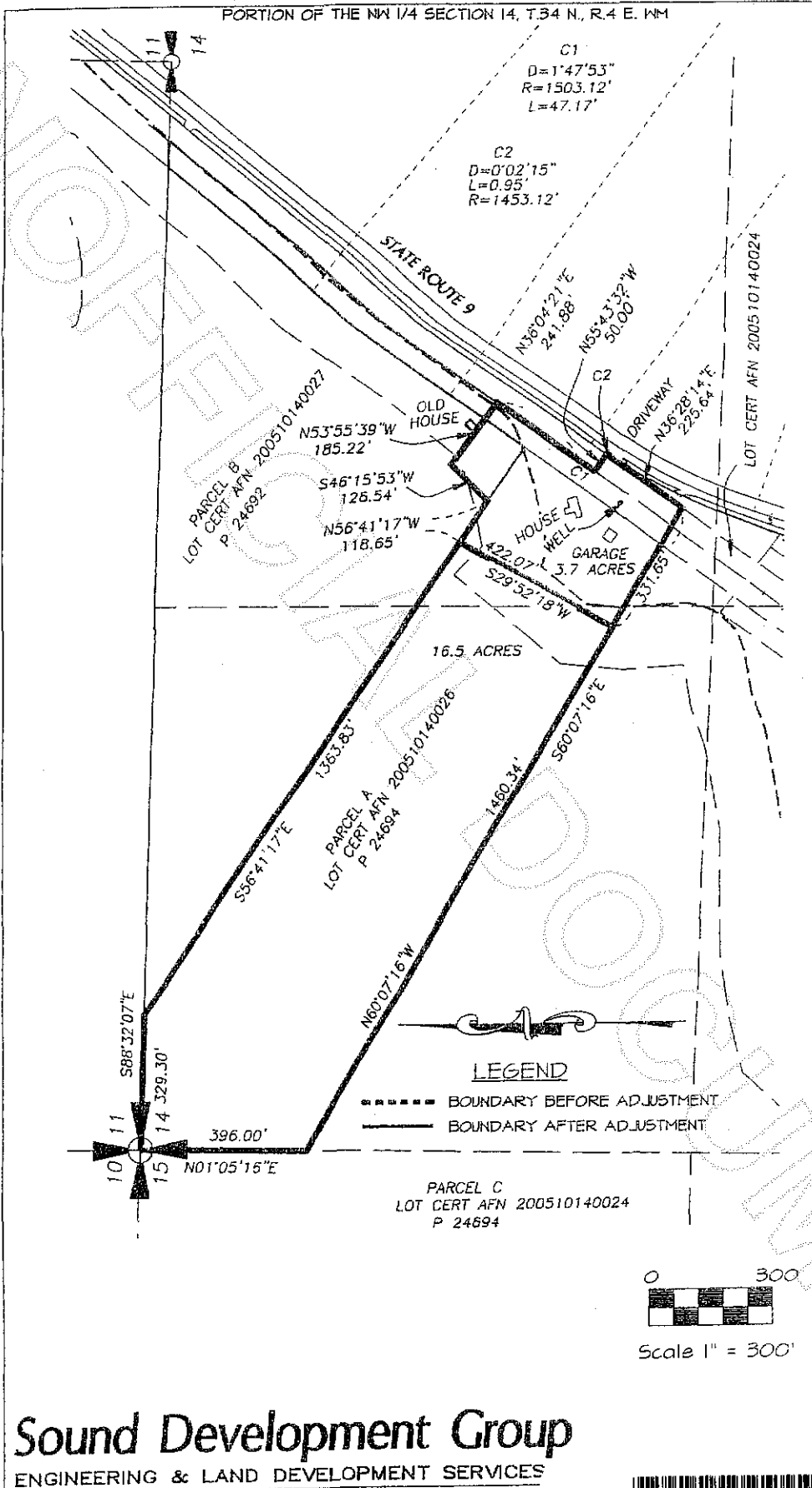
Situate in the County of Skagit, State of Washington.



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EXHIBIT C

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



Sound Development Group
 ENGINEERING & LAND DEVELOPMENT SERVICES



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EXHIBIT D

LEGAL DESCRIPTION OF BENEFITTED PARCEL

Those portions of Sections 10, 11, 14 and 15 of Township 34 North,
Range 4
East, W.M. conveyed to Clear Valley Environmental Farm, LLC and Clear
Valley
Environmental Farm II, Inc., by deeds recorded as Skagit County
Auditor's
File Numbers 200604270154 and 200705110097 EXCEPT therefrom "Parcel 3
After
BLA" and "Parcel 4 After BLA" as set forth both on a Survey recorded as
Auditor's File No. 200706190095 and on a boundary line adjustment deed
recorded as Auditor's File No. 200706190096.



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Schedule "B-1"

EXCEPTIONS:

A. AN EASEMENT FOR ELECTRIC TRANSMISSION LINE, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJOINING THE PROPERTY AND INCLUDING COVENANTS AGAINST BLASTING WITHOUT NOTICE:

Granted To: Puget Sound Power & Light Company
Dated: August 9, 1960
Recorded: August 10, 1960
Auditor's No.: 597545
Affects: As surveyed, staked and agreed upon

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

For: Water pipe line or lines
In Favor Of: Public Utility District No. 1 of Skagit County
Recorded: March 7, 1961
Auditor's No.: 604945
Affects: A strip of land 50 feet in width, lying 25 feet on each side of the following described centerline:

Beginning at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M.; thence South 0°10' West along the West line of said Section 14, a distance of 396.0 feet; thence South 61°02'20" East, a distance of 896.29 feet to the true point of beginning; thence from the true point of beginning North 59°49' East, a distance of 1,613.38 feet to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 14, which point lies North 89°30'15" West, a distance of 458.96 feet from the Northeast corner of said Northeast 1/4 of the Northwest 1/4.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 23, 1955
Recorded: June 16, 1955
Auditor's No.: 519497
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: As described in said document

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: March 3, 1961
Recorded: March 7, 1961
Auditor's No.: 604944
Purpose: Waterlines
Area Affected: A 50 foot wide strip



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