

When recorded return to:
Berry Star Farms, L.L.C.,
PO Box 412
Abbotsford, Bc V2t 6z7



200712280046
Skagit County Auditor

12/28/2007 Page 1 of 2 11:41AM

Recorded at the request of:
First American Title
File Number B92531

Statutory Warranty Deed
GUARDIAN NORTHWEST TITLE CO.
B92531E-2

THE GRANTOR Larry R. Jensen, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Berry Star Farms, L.L.C., a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 3, Township 35, Range 3; Ptn. Gov. Lots 3 and 4 ; and
Section 4, Township 35, Range 3; Ptn. Gov. Lot 1; (aka Lot 2, Short Plat No. 5-90)

Tax Parcel Number(s): P33731, 350303-0-013-0115, P33785, 350304-0-001-0001, P33727, 350303-0-012-0009

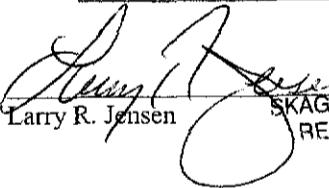
PARCEL "A":

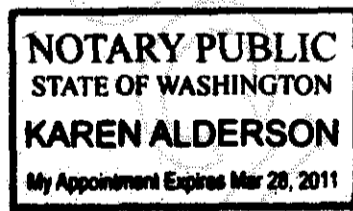
Lot 2 of Short Plat No. 5-90, approved January 31, 1990, recorded February 5, 1990, in Volume 9 of Short Plats, page 198, under Auditor's File No. 9002050001, records of Skagit County, Washington; being all of Government Lot 1, Section 4, and a portion of Government Lots 3 and 4, lying Westerly of the Pacific Northwest Traction Company right-of-way in Section 3, all in Township 35 North, Range 3 East W.M..

EXCEPT Drainage District No. 16 rights-of-way.

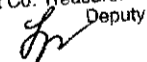
SUBJECT TO: Schedule "B-1" attached hereto and made a part thereof

Dated 12/20/2007


Larry R. Jensen
5798
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX



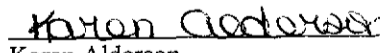
DEC 28 2007

Amount Paid \$ 23,145.00
By Skagit Co. Treasurer Deputy


STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry R. Jensen, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-20-07


Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3/28/2011

Schedule "B-1"

EXCEPTIONS:

A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner
Recorded: August 26, 1988
Auditor's No.: 8808260074

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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

Short Plat No.: 5-90
Recorded: February 5, 1990
Auditor's No.: 9002050001

Said matters include but are not limited to the following:

1. Short Plat Number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Water – Individual wells: Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water.
4. Sewer – Individual on-site sewage systems.
5. Floodplain – Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Larry R. Jensen, et al
Dated: February 12, 1990
Recorded: March 7, 1990
Auditor's No.: 9003070041
Regarding: Access over Lot 1 of Short Plat to benefit Parcel A
Affects: Exact location is not disclosed on the record



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