



200910300147

Skagit County Auditor

10/30/2009 Page 1 of 5 4:01PM

When recorded return to:

Michael A. Winslow  
411 Main Street  
Mount Vernon, Washington 98273

**DEED**      **GUARDIAN NORTHWEST TITLE CO.**  
48337-2

**Grantor:** Barbara Snell, a widow and surviving spouse of Harry L. Snell.  
**Grantees:** U.S. Golden Eagle Farms LP, a Washington limited liability partnership

**Legal Description (abbreviated):**

Section 22, Township 35 North, Range 6; portion Government Lots 1, 2 and 3, and portion NW 1/4 of the NE 1/4.

**Assessor's Property Tax  
Parcel or Account No.:** P41828, P41850, P41825

3335  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

**Reference Nos of Documents  
Assigned or Released:** None

OCT 30 2009

**Conveyance:**

Amount Paid \$ 10062.00  
Skagit County Treasurer  
By: Deputy

The Grantor, for and in consideration of \$10.00 and other good and value consideration in hand paid, bargains, sells, and conveys to the Grantee the following described real estate situated in Skagit County, Washington:

Parcels A, B and C, as set forth in attached Exhibit A

subject to exceptions as set forth on Exhibit B.

The Grantor, for herself and for her successors in interest does by these present, expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, but only in respect to Parcels A, B and C.



PARCEL "A"

That portion of the Northwest ¼ of the Northeast ¼ of Section 22, Township 35 North, Range 6 East W.M., lying within the following description:

Beginning at a point 480 feet South of the quarter Section corner between Sections 15 and 22, in said Township and Range; thence East 1320 feet, more or less, to the East line thereof; thence South 840 feet, more or less, to the South line thereof; thence West 1320 feet, more or less, to the West line thereof; thence North 840 feet to point of beginning; EXCEPT the West 30 feet conveyed to Skagit County for roads on April 1, 1909 under Auditor's File No. 78669 (known as Cockreham Island Road); AND EXCEPT that portion conveyed to the State of Washington on July 23, 2002 under Auditor's File No. 200207230003.

That portion of Government Lot 1 in Section 22, Township 35 North, Range 6 East W.M., lying Westerly of the mean high water mark on the Westerly bank of the Skagit River; EXCEPT that portion conveyed to the State of Washington on July 23, 2002 under Auditor's File No. 200207230003.

PARCEL "B"

That portion of Government Lot 2 in Section 22, Township 35 North, Range 6 East W.M., lying Westerly of the mean high water mark on the Westerly bank of the Skagit River; EXCEPT that portion conveyed to the State of Washington on July 23, 2002 under Auditor's File No. 200207230003.

PARCEL "C":

Government Lot 3 in Section 22, Township 35 North, Range 6 East W.M.; EXCEPT that portion conveyed to Skagit County on April 1, 1909 under Auditor's File No. 78669 (known as Cockreham Island Road).

PARCEL "D":

That portion of Government Lot 8, if any, in Section 22, Township 35 North, Range 6 East W.M., lying Northerly of the Skagit River as of the date of the deed recorded on May 6, 2002 under Auditor's File No. 200205060040.

PARCEL "E":

All of the property acquired by changing course of the Skagit River as described in the Order Quieting Title filed in Snell v. State of Washington Department of Natural Resources, Skagit County Cause No. 01-2-01226-9, filed on March 7, 2002, less any property described as Parcels "A", "B", "C" and "D" above; EXCEPT that portion conveyed to the State of Washington on July 23, 2002 under Auditor's File No. 200207230003.

EXHIBIT     A    



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Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
 Dated: December 17, 1961  
 Recorded: December 18, 1961  
 Auditor's No.: 615769  
 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: An undisclosed portion of Government Lot 3

B. Any question that may arise due to shifting or changing in course of Skagit River.

C. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Skagit River.

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
 Dated: July 23, 2004  
 Recorded: September 1, 2004  
 Auditor's No.: 200409010071  
 Purpose: Ingress and egress  
 Area Affected: Portion of the real estate under search

F. Covenant to bind properties as disclosed in Stipulation and Order Quiet Title in Skagit County Superior Court Case No. 01-2-01226-9.

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

Executed By: Barbara Snell  
 Recorded: September 24, 1997  
 Auditor's No.: 9709240033  
 Regarding: Property Designated Agricultural Resource Lands

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.

EXHIBIT B  
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Order No: 95106

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

Executed By: Barbara Snell  
Recorded: April 23, 1998  
Auditor's No.: 9804230039  
Regarding: Notice of Moratorium on Non-Forestry Use of Land Forest Practices

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.

I. RESERVATION CONTAINED IN DEED:

Executed by: Ronald Bray, Personal Representative for the Estate of Neal Cheatham  
Recorded: May 6, 2002  
Auditor's No.: 200205060040



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