



201008190034
Skagit County Auditor

8/19/2010 Page 1 of 8 1:40PM

When recorded return to:

Olson Family Farms, LLC
16784 Britt Road
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 100022

Statutory Warranty Deed

100022
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Randall J. Olson, Rosalind L. Spitzer and Suzanne A. Olson, also shown of record as Suzanne Appelo, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Olson Family Farms, LLC the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Portions of the South 1/4 of Section 30, Township 34, Range 4 and the North 1/4 of Section 31, Township 34, Range 4

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P28862, 340430-0-053-0006, P29224, 340430-4-010-0000, P29283, 340431-1-006-0001, P29292, 340431-2-001-0004, P28865, 340430-0-055-0004

Dated

Randall J. Olson
Randall J. Olson
Suzanne Appelo
Suzanne Appelo

Rosalind Spitzer
Rosalind Spitzer

2529
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

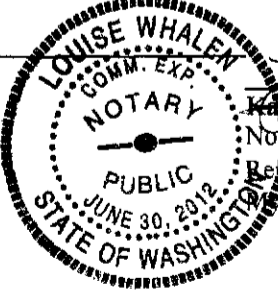
AUG 19 2010

Amount Paid \$ 4455.00
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that SUZANNE O. APPELO is/are the person(s) who appeared before me, and said person(s) acknowledge that SHE signed this instrument, on oath stated SHE is/are authorized to execute the instrument and acknowledge that as the _____ of _____ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/14/10



Louise Whalen
Notary Public in and for the State of Washington
Residing at _____, Washington
appointment expires: 1/07/2011 6/30/2012

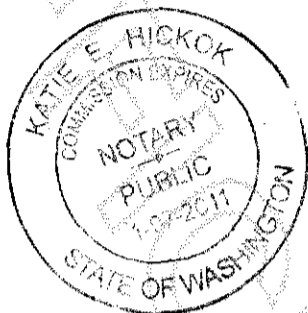
STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Rosalina Spitzer to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that She
signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of August, 2010.



[Signature]
Notary Public in and for the State of Washington,
residing at McVernon
My appointment expires 1-11

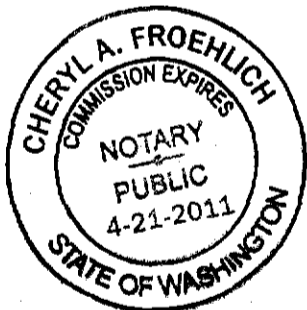
STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Randal J. Olson to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18 day of August, 2010.



[Signature]
Notary Public in and for the State of Washington,
residing at Burlington
My appointment expires 4-21-11



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EXHIBIT A

PARCEL "1", consisting of PARCELS "A", "B", "C", "D" and "E":

PARCEL "A":

Lot 2 of Skagit County Short Plat No. 58-81, approved December 31, 1981 and recorded December 31, 1981 under Auditor's File No. 8112310065, in Volume 5 of Short Plats, page 157, records of Skagit County, being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M.; EXCEPT ditch right-of-way AND EXCEPT right-of-way of Dike District No. 3 as delineated on the face of the Short Plat.

AND EXCEPT that portion of said Lot 2 described as follows:

Beginning at the Southeast corner of Lot 1 of said Skagit County Short Plat No. 58-81; thence S $0^{\circ}06'26''$ E along the East line of said subdivision and of said Lot 2, a distance of 161.43 feet, more or less, to the Southwest corner of that tract of land conveyed to Stanton C.G. Olson, Grantee from Julie Marie Olson, Grantor by that instrument dated January 11, 2002 and recorded January 16, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington; thence continuing S $0^{\circ}06'26''$ E along the East line of said subdivision, a distance of 3.54 feet; thence N $86^{\circ}22'36''$ W, a distance of 301.99 feet; thence N $3^{\circ}49'27''$ E, a distance of 161.68 feet, more or less, to a point at the Westerly projection of the South line of said Lot 1; thence S $86^{\circ}57'17''$ E, along the South line of said Lot 1 and the Westerly projection thereof, a distance of 290.70 feet, more or less, to the Point of Beginning.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., lying South and West of the county road running along the East side of Britts Slough and being a portion of Skagit County Short Plat No. 58-81 Revised as recorded in Volume 5 of Short Plats at Page 157 as Auditor's File No. 8112310065, records of Skagit County, Washington;

EXCEPT road;

AND EXCEPT that portion conveyed to Skagit County for road purposes by deed dated June 30, 1959, and recorded July 17, 1959, as Auditor's File No. 583297;

ALSO EXCEPT drainage District No. 23 Rights-of-Way;



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ALSO EXCEPT that portion thereof, if any, lying within the Right-of-way of Dike District No. 3;

ALSO EXCEPT that portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M., lying South and West of the county road running along the East side of Britts Slough; described as follows:

Beginning at the intersection of the West line of said subdivision with the South line of the Britt Slough Road;
thence S 0°06'26" E along said West line a distance of 510 feet to the Southwest corner of that tract of land conveyed to Stanton C.G. Olson, Grantee from Julie Marie Olson, Grantor by that instrument dated January 11, 2002 and recorded January 16, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington;
thence continuing S 0°06'26" E along said West line a distance of 3.54 feet;
thence S 86°22'36" E, a distance of 190.40 feet, to a point which bears S 0°06'26" E, a distance of 15.93 feet from the Southeast corner of said Stanton Olson tract;
thence N 5°15'20" E, a distance of 224.86 feet;
thence S 75°19'21" E, a distance of 85.21 feet;
thence N 0°06'26" W, parallel with the West line of said subdivision, a distance of 183.61 feet, to a point on a curve along the South line of the Britt Slough Road, at which point the tangent to said curve bears N 73°41'15" W;
thence along the South line of the Britt Slough Road on a curve to the right in a Northwesterly direction having a central angle of 14°04'42", an arc distance of 148.16 feet to the PT of said curve;
thence continuing along the Southerly line of said road along the following courses and distances: N 59°36'33" W, 70.00 feet; S 30°23'27" W, 10.00 feet; N 59°36'33" W, 107.28 feet, more or less, to the True Point of Beginning,

AND ALSO EXCEPT that portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M., lying South and West of the county road running along the East side of Britts Slough; described as follows:

Commencing at the intersection of the West line of said subdivision with the South line of the Britt Slough Road;
thence S 0°06'26" E along said West line a distance of 510 feet to the Southwest corner of that tract of land conveyed to Stanton C.G. Olson, Grantee from Julie Marie Olson, Grantor by that instrument dated January 11, 2002 and recorded January 16, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington;
thence N 89°53'34" E, along the South line of said Stanton Olson tract to the Southeast corner thereof, at right angles to said West line a distance of 190 feet;
thence N 0°06'26" W, parallel with the West line of said subdivision along the East line of said Stanton Olson tract, a distance of 410.99 feet, more or less, to the Northeast corner of said Stanton Olson tract at a point on a curve along the South line of the Britt Slough Road, at which point the tangent to said curve bears S 63°05'47" E;
thence in a Southeasterly direction along the South line of the Britt Slough Road on a curve to the left having a radius of 603.00 feet and a central angle of 18°28'57", an arc distance of 194.51 feet to the TRUE POINT OF BEGINNING of this property description;



thence S 3°46'40" E, a distance of 173.76 feet;
thence S 14°35'36" E, a distance of 61.38 feet;
thence S 9°19'37" E, a distance of 65.68 feet;
thence N 86°34'49" E, a distance of 621.95 feet, more or less, to a point on a curve along the Westerly line of the Britt Slough Road having a radius of 288.31 feet, at which point the tangent to said curve bears S 15°41'27" E;
thence northerly and westerly along the westerly and southerly line of said road to the True Point of Beginning.

PARCEL "C":

The East 281.03 feet of the North 310 feet of the East ½ of the Northeast ¼ of the Northwest ¼ in Section 31, Township 34 North, Range 4 East, W.M.

PARCEL "D":

The North 310 feet of that portion of Northwest ¼ of the Northeast ¼ of Section 31, Township 34 North, Range 4 East, W.M., lying West of Britt Road.

EXCEPT that portion thereof, if any, conveyed to Skagit County for road purposes by Deed recorded July 17, 1959 as Auditor's File No. 583298.

PARCEL "E":

The North 310 feet of the East ½ of the Northeast ¼ of the Northwest ¼ of Section 31, Township 34 North, Range 4 East, W.M. EXCEPT the East 281.03 feet thereof.

Said Parcel 1 is TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the following described property, as established by document recorded as Auditor's File No. 201008050069:

That portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M., lying South and West of the county road commonly referred to as Britt Road, formerly Britt Slough Road, running along the East side of Britts Slough, and being a portion of Skagit County Short Plat No. 58-81 Revised as recorded in Volume 5 of Short Plats at Page 157 as Auditor's File No. 8112310065, records of Skagit County, Washington, described as follows:

Commencing at the intersection of the west line of said subdivision with the south line of the Britt Slough Road;

thence S 0°06'26" E along said west line a distance of 510 feet to the southwest corner of that tract of land conveyed to Stanton C.G. Olson, Grantee from Julie Marie Olson, Grantor by that instrument dated January 11, 2002 and recorded January 16, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington;

thence N 89°53'34" E, along the south line of said Stanton Olson tract to the southeast corner thereof, at right angles to said west line a distance of 190 feet;



thence N 0°06'26" W, parallel with the west line of said subdivision along the east line of said Stanton Olson tract, a distance of 410.99 feet, more or less, to the northeast corner of said Stanton Olson tract at a point on a curve along the south line of the Britt Slough Road, at which point the tangent to said curve bears S 63°05'47" E;

thence in a southeasterly direction along the south line of the Britt Slough Road on a curve to the left having a radius of 603.00 feet and a central angle of 18°28'57", an arc distance of 194.51 feet to the most northeasterly corner of the Randall Olson, Etal. Property, said point being also the most northwesterly corner of the estate of Rodney Olson as said properties were Boundary Line Adjusted on or about this date, and which point is the TRUE POINT OF BEGINNING of this Easement Description;

thence S 3°46'40" E along the west line of said estate of Rodney Olson Boundary Line Adjusted property, a distance of 151.63 feet;

thence N 31°07'59" E, a distance of 87.37 feet, more or less, to a point 50.00 feet distant from as measured at right angle to the west line of said estate of Rodney Olson Boundary Line Adjusted property;

thence N 3°46'40" W along a line parallel to and 50.00 feet distant from said west property line, a distance of 60.00 feet, more or less, to the south right-of-line of said Britt Slough Road;

thence northwesterly along the south right-of-line of said Britt Slough Road on the following courses and distances:

N 82°51'18" W, a distance of 39.45 feet;

N 7°08'42" E, a distance of 10.00 feet to the PC of a curve to the right;

thence along said curve in a northwesterly direction to the right having a radius of 603.00 feet and a central angle of 1°16'34", an arc length of 13.43 feet, more or less, to the True Point of Beginning.

PARCEL "2"

The West ½ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 34 North, Range 4 East W.M.

EXCEPT the following described tract:

Beginning at the Southwest corner of said Southeast ¼ of the Southwest ¼; thence North 20 feet; thence South 45° East to the South line of said Section 30; thence West to the point of beginning.



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Exhibit B

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Various landowners
Recorded: March 16, 1926
Auditor's No.: 192453
Regarding: Ditch district formation including assessments and easements

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

Short Plat No.: 58-81
Recorded: December 31, 1981
Auditor's No.: 8112310065

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

To: Stanton Olson, et ux
Dated: January 31, 1992
Recorded: January 31, 1992
Auditor's No.: 9201310049
Purpose: Ingress, egress and utilities
Area Affected: Parcel "1"

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

Recorded: February 15, 2006
Auditor's No.: 200602150036
Affects: North line of Parcel "2"

E. 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.)

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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

Executed By: Skagit County
Recorded: March 10, 1992
Auditor's No.: 9203100009
Regarding: Variance

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.

G. LOT CERTIFICATIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 19, 2009
Auditor's Nos.: 200908190061, 200908190062 and 200908190063

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Stanton C. G. Olson
Dated: July 13, 2010
Recorded: August 5, 2010
Auditor's No.: 201008050051
Purpose: Ingress, egress and utilities
Area Affected: A 20-foot wide portion of the subject property

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Heirs and Devisees of Rodney E. Ison, deceased
Dated: July 13, 2010
Recorded: August 5, 2010
Auditor's No.: 201008050052
Purpose: Ingress, egress and utilities
Area Affected: A 20-foot wide portion of the subject property

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Stanton C. G. Olson, et al
Dated: July 13, 2010
Recorded: August 5, 2010
Auditor's No.: 201008050069
Purpose: Ingress, egress and utilities
Area Affected: Access easement to subject property

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

Recorded: August 11, 2010
Auditor's No.: 201008110010
Affects: A portion of the subject property



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