

When recorded return to:
Skagit River Farm Lands LLC
28778 Utopia Rd
Sedro Woolley WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 103646



201205240062
Skagit County Auditor

5/24/2012 Page 1 of 4 2:15PM

Statutory Warranty Deed

103646-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Randall L. Good and Aileen W. Good, husband and wife 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 Skagit River Farm Lands LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 20, Township 35 North, Range ⁵ East; Ptn. SW NE (Parcel A); Ptn. of Tracts 15 and 16 Peavey's Acreage Tracts No. 1 & 2 (Parcel A); Tracts 21 and 22 Peavey's Acreage Tracts No. 1 & 2 (Parcel A); Ptn. Tract 20 (Parcel B); Section 20, Township 35 North, Range 5 East; Ptn. NW SE (aka Ptn. Lot 1 SP# 23-84) (Parcel C); Tract 2 and Ptn. of Tracts 3, 6, 7 & 17 Peavey's Acreage Tracts No. 1 & 2) (Parcel D)

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): P40026, 350520-1-003-0005, P40055, 350520-4-004-0305, P67808, 3966-001-002-0002, P67809, 3966-001-003-0001, P67816, 3966-001-006-0206, P67817, 3966-001-007-0007, P67891, 3966-001-015-0106, P67892, 3966-001-016-0006, P67894, 3966-001-017-0005, P67900, 3966-001-022-0008

Dated 5-23-12

Randall L Good
Randall L Good

Aileen W Good
Aileen W. Good

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121487
MAY 24 2012

Amount Paid \$16,915.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that First American Exchange of Skagit County, Randall L. Good and Aileen W. Good, 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: 5-23-12

Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2015

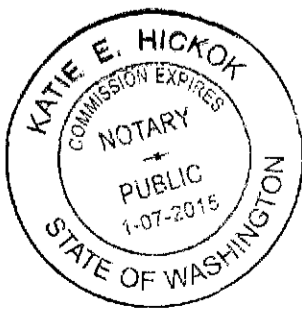


EXHIBIT A

PARCEL "A":

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 East, W.M.

ALSO, all of Tracts 16, 21 and 22, and that portion of Tract 15 lying South of the County Road, in Tract No. 1 of PEAVEY'S ACREAGE TRACTS NO. 1 & 2, (Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 East) Skagit Co., Wash., as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, EXCEPT that portion of Tract 16 lying West of the following described line:

Beginning at the Southeast corner of said Tract 20; thence North to a point 100 feet South of the Northeast corner of said Tract 20; thence Northwesterly to a point on the South line of the State Highway which is 37 feet Southwesterly along the South line of said State Highway from a point due North of the East line of said Tract 20 projected North to the South line of the State Highway.

PARCEL "B":

All that portion of an un-named vacated 32 foot road lying between the South line of Tracts 15 and 16 and the North line of Tracts 20, 21, and 22 in Tract No. 1 of PEAVEY'S ACREAGE TRACTS NO. 1 & 2, (Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 East) Skagit Co., Wash., as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, which has reverted to said tracts by operation of law. EXCEPT that portion thereof lying Westerly of the following described line:

Beginning at the Southeast corner of said Tract 20; thence North to a point 100 feet South of the Northeast corner of said Tract 20; thence Northwesterly to a point on the South line of the State Highway which is 37 feet Southwesterly along the South line of said State Highway from a point due North of the East line of said Tract 20 projected North to the South line of the State Highway.

ALSO that portion of Tract 20, in Tract No. 1 of PEAVEY'S ACREAGE TRACTS NO. 1 & 2, (Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 East) Skagit Co., Wash., as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, lying East of the Following described line:

Beginning at the Southeast corner of said Tract 20; thence North to a point 100 feet South of the Northeast corner of said Tract 20; thence Northwesterly to a point on the South line of the State Highway which is 37 feet Southwesterly along the South line of said State Highway from a point due North of the East line of said Tract 20 projected North to the South line of the State Highway.



PARCEL "C":

That portion of Lot 1 of Skagit County Short Plat No. 23-84 filed for record under Auditor's File No. 8407100024 described as follows:

Beginning at the Northwest corner of the said Lot 1, thence Southerly a distance of 19.4 feet along the West line of the said Lot 1; thence East a distance of 600.74 feet to the Easterly border of the said Lot 1; thence Northerly along the Eastern line of the said Lot 1 a distance of 4.7 feet to the Northeast corner of the said Lot 1; thence Westerly along the North line of the said Lot 1 to the point of beginning.

PARCEL "D":

Lots 2 and 7, the East $\frac{1}{2}$ of Lots 3 and 6 and the East 222.75 feet of Lot 17, Tract 1, PEAVEY'S ACREAGE TRACTS NO. 1 & 2, Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 E.W.M., as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington; EXCEPT that portion thereof lying within the boundaries of the following described tracts:

1. The West $6 \frac{2}{3}$ rods of said East $\frac{1}{2}$ of lots 3 and 6.
2. Beginning at the Southwest corner of said Lot 7, thence Northeasterly along the Southerly line of said Lot 7, 70 feet; thence Northwesterly to a point on the West line of said Lot 7 that is 212 feet North of the point of beginning; thence South along said West line 212 feet to the point of beginning.
3. Beginning at a point on the South line of said Lot 17 which intersects the West line of the East $13 \frac{1}{2}$ rods, the true point of beginning; thence North along the West line of said East $13 \frac{1}{2}$ rods 500 feet; thence East parallel to the North line of Lot 17, $13 \frac{1}{2}$ rods, more or less, to the East line of Lot 17; thence South along the East line of said Lot 17 to the Southeast corner of said Lot 17; thence Southwesterly along the Southeasterly line of said Lot 17 to the true point of beginning.



Exhibit B

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 103646
7 of 12

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power and Light Company
Dated: January 8, 1926
Recorded: February 10, 1926
Auditor's No.: 191427, in Volume 138, page 595
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: A 50 foot wide portion of Parcel "A" together with prohibitions against blasting within 300 feet

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a municipal corporation, and Hansen Creek Sub-Flood Control Zone
Recorded: December 22, 1982
Auditor's No.: 8212220011
Purpose: Construct, maintain, and operate a drainage ditch for the transportation of water, with rights of ingress and egress
Area Affected: A 50 foot wide portion of subject property

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

Short Plat No.: 23-84
Recorded: July 10, 1984
Auditor's No.: 8407100024
Affects: Parcel C

