

When recorded return to:
Olson Family Farms, LLC
16784 Britt Road
Mount Vernon, WA 98273



201210230019
Skagit County Auditor

10/23/2012 Page 1 of 5 10:29AM

Recorded at the request of:
Guardian Northwest Title
File Number: 100325

POOR ORIGINAL

Statutory Warranty Deed

100325
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Heirs and Devisees of Rodney E. Olson, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Olson Family Farms, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 30, Township 34, Range 4; Ptn. SW SE

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.

******Randall J. Olson and Steven Appelo as Personal Representatives of the Estate of Rodney E. Olson, County Case No. 08-4-00357-4

Tax Parcel Number(s): P130205, 340430-4-010-0100

Dated 10/12/2012

Estate of Rodney E. Olson

By: Randall J. Olson, Personal Representative

By: Steven Appelo, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123352

OCT 23 2012

Amount Paid \$ 3565.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington)
County of Skagit) SS:

I certify that I know or have satisfactory evidence that Randall J. Olson signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Rodney E. Olson to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-19-12

NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
My Appointment Expires: Mar 28, 2015

Printed Name: Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3-28-15

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16784 Britt Road
Mount Vernon, WA 98273

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Guardian Northwest Title
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Statutory Warranty Deed

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**Randall J. Olson and Steven Appelo
as Personal Representatives of the
Estate of Rodney E. Olson, County Case
No. 09-4-00357-4

Tax Parcel Number(s): P130205, 340430-4-010-0100

Dated 10/12/2012

Estate of Rodney E. Olson

By: Randall J. Olson, Personal Representative

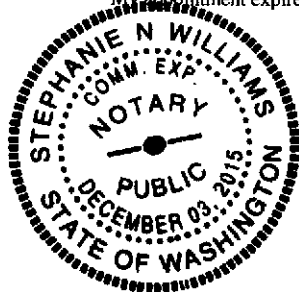
Steven M Appelo
By: Steven Appelo, Personal Representative

STATE OF Washington
County of Thurston, SS:

I certify that I know or have satisfactory evidence that Steven M Appelo signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the personal representative of Estate of Rodney E Olson to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-18-12

Printed Name: Stephanie Williams
Notary Public in and for the State of Washington
Residing at Thurston, WA
My appointment expires: 12-3-15



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EXHIBIT A

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 and being a portion of Skagit County Short Plat No. 58-81 Revised as recorded in Volume 5 of Short Plats, at page 157 under Auditor's File No. 8112310065, records of Skagit County, Washington; more particularly described as follows:

Commencing at the intersection of the West line of said subdivision with the South line of the Britt Slough Road; thence South 0°06'26" East along said West line a distance of 510 feet of 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 North 89°53'34" East, 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 North 0°06'26" West, 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 South 63°05'47" East; 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 South 3°46'40" East, a distance of 173.76 feet; thence South 14°35'36" East, a distance of 61.38 feet; thence South 9°19'37" East, a distance of 65.68 feet; thence North 86°34'49" East, 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 South 15°41'27" East; thence Northerly and Westerly along the Westerly and Southerly line of said road to the point of beginning. 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;

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

TOGETHER WITH a non-exclusive 20 foot wide Easement as established in deed recorded August 5, 2010 under Auditor's File No. 201008050052 over, across and under the following described tract:

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, described as follows:

****Legal description continued on next page****



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Commencing at the intersection of the West line of said subdivision with the South line of the Britt Slough Road; thence South $0^{\circ}06'26''$ East 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 Mari Olson, Grantor by that instrument dated January 11, 2002 and recorded January 15, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington; thence North $89^{\circ}53'34''$ East, 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 North $0^{\circ}06'26''$ West, 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 South $63^{\circ}05'47''$ East; 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 central angle of $18^{\circ}28'57''$, an arc distance of 194.51 feet to the most Northeasterly corner of the Randall Olson, etal property as Boundary Line Adjusted on or about this date; thence South $3^{\circ}46'40''$ East along the East line of said Randall Olson, etal Boundary Line Adjustment property, a distance of 101.63 feet to the true point of beginning of this 20 feet wide Easement Description; thence continuing Southerly along the East line of said Randall Olson, etal Boundary Line Adjustment Property along the following courses and distances:

South $3^{\circ}46'40''$ East, a distance of 72.67 feet; South $14^{\circ}35'36''$ East, a distance of 61.38 feet; South $9^{\circ}19'37''$ East, a distance of 65.68 feet to the Southwest corner of the Rodney Olson Estate property as Boundary Line Adjusted on or about this date; thence South $80^{\circ}40'23''$ West, at right angle thereto, a distance of 20.00 feet; thence Northerly along a line 20 feet distant when measured at right angles to the West line of said Rodney Olson Estate property as Boundary Line Adjusted on the following courses and distances:

North $9^{\circ}19'37''$ West, a distance of 64.67 feet; North $14^{\circ}35'36''$ West, a distance of 62.35 feet; North $3^{\circ}46'40''$ West, a distance of 63.38 feet, more or less, to a point which bears South $56^{\circ}59'27''$ West from the true point of beginning; thence North $56^{\circ}59'27''$ East, a distance of 22.92 feet, more or less, to the true point of beginning.



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EXCEPTIONS:

A. 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

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

Recorded: August 11, 2010
Auditor's No.: ~~201008110010~~
Affects: Subject property and other property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Randall J. Olson, Rosalind Snitzer and Suzanne Appelo
Dated: Not disclosed
Recorded: August 5, 2010
Auditor's No.: ~~201008050069~~
Purpose: Non-exclusive easement for ingress, egress and utilities
Area Affected: Portion of subject property

D. 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: Portion of subject property

E. LOT CERTIFICATION, 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 No.: 200908190062

Said Lot Certification was re-recorded as Auditor's File No. 201102070129.



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