



201211200162
Skagit County Auditor

11/20/2012 Page 1 of 15 2:13PM



201211150081
Skagit County Auditor

11/15/2012 Page 1 of 15 2:52PM

After recording, return to:

Furlong Butler
825 Cleveland Avenue
Mount Vernon WA 98273

Re-recorded to cross out tax parcel numbers
that were erroneously included

Document Title: Memorandum of Agreement

Reference number of documents assigned or released:

Grantor(s): Skagit Land Trust
Clear Valley Environmental Farm, LLC and
Clear Valley Environmental Farm II, Inc.

Grantee(s): Skagit Land Trust
Clear Valley Environmental Farm, LLC and
Clear Valley Environmental Farm II, Inc.

Legal Description: A portion of Secs 10, 11, 14 and 15, T 24N, R 4E, WM
Skagit Co., Wash.

Assessor's Parcel/Tax I.D. Number:

- 24483
- 24494
- 24801
- 24804
- 24892
- 24805
- 24890
- 24891
- ~~24731~~
- ~~24743~~
- ~~24697~~
- ~~24696~~
- ~~24695~~
- ~~409241~~

UNOFFICIAL DOCUMENT

When Recorded, Return to:

Brent Carson
Van Ness Feldman GordonDerr
719 Second Ave.,
Suite 1150
Seattle, WA 98104

Re-recorded to cross out tax parcel
numbers that were erroneously included

MEMORANDUM OF AGREEMENT TO RECORD COVENANT

GRANTOR: Skagit Land Trust, a Washington nonprofit corporation
Clear Valley Environmental Farm LLC, a Washington limited liability
company and Clear Valley Environmental Farm II, Inc., a Washington
corporation

GRANTEE: Skagit Land Trust, a Washington nonprofit corporation
Clear Valley Environmental Farm LLC, a Washington limited liability
company and Clear Valley Environmental Farm II, Inc., a Washington
corporation

LEGAL DESCRIPTION: See Exhibit A

ASSESSORS TAX

ACCOUNT NO.: P24483, P24494, P24801, P24804, P24892, P24805, P24890, P24891,
~~P24743, P109241, P24731, P24697, P24696, and P24695~~

This Memorandum of Agreement to Record Covenant is entered into this 13 day of November 2012, by and between Clear Valley Environmental Farm LLC, a Washington limited liability company and Clear Valley Environmental Farm II, Inc., a Washington corporation as Tenants in Common pursuant to the Tenancy in Common Agreement dated March 20, 2006 ("Seller"), and Skagit Land Trust, a Washington nonprofit corporation ("Buyer").

1. Agreement to Record Covenant. Seller and Buyer, in relation to the sale of the real property described in Exhibit A hereto (the "Property"), have entered into a written agreement dated November 13, 2012 ("Agreement") whereby Buyer has agreed to record a covenant that would restrict the use of the Property to conservation, open space and Agricultural/Natural Resource uses but allowing its inclusion in a subdivision or lot line adjustment upon notification from Seller that it has recorded of the first Conservation Easement on the Seller's adjacent Wetland Mitigation Bank Property.



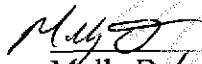
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2. This Memorandum of Agreement to Record Covenant is subject to the terms, conditions and restrictions contained in the Agreement.

3. This Memorandum of Agreement to Record Covenant may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original, and all of which taken together shall constitute one and the same Agreement.

Skagit Land Trust, a Washington nonprofit corporation

BY:



Molly Dofan, Executive Director

11/17/12

Date

Clear Valley Environmental Farm, LLC, a Washington limited liability company

BY: Sustainable Environmental, LLC,
Its: Managing Member

BY:


Jerome Ryan, Managing Member

11/13/12
Date

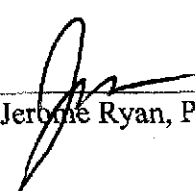
BY:

Kevin L. Noon, Managing Member

Date

Clear Valley Environmental Farm II, Inc, a Washington corporation

BY:


Jerome Ryan, President

11/13/12
Date

BY:

Kevin L. Noon, Vice-President

Date



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2. This Memorandum of Agreement to Record Covenant is subject to the terms, conditions and restrictions contained in the Agreement.

3. This Memorandum of Agreement to Record Covenant may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original, and all of which taken together shall constitute one and the same Agreement.

Skagit Land Trust, a Washington nonprofit corporation

BY: _____
Molly Doran, Executive Director Date

Clear Valley Environmental Farm, LLC, a Washington limited liability company

BY: Sustainable Environmental, LLC,
Its: Managing Member

BY: _____
Jerome Ryan, Managing Member Date

BY:  _____
Kevin L. Noon, Managing Member Date 11/14/12

Clear Valley Environmental Farm II, Inc, a Washington corporation

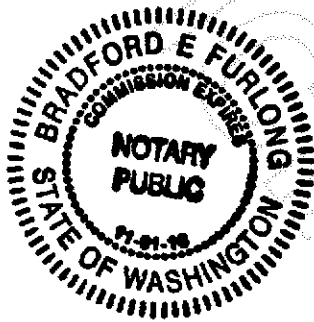
BY: _____
Jerome Ryan, President Date

BY:  _____
Kevin L. Noon, Vice-President Date 11/14/12



State of Washington)
) ss.
County of Skagit)

On this _____ day of _____, 2012, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Molly Doran to me known to be the Executive Director of Skagit Land Trust, a Washington nonprofit corporation, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes mentioned in the instrument.



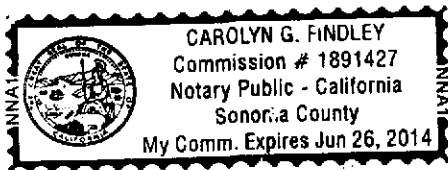
Bradford E. Furlong
[Signature of Notary]

Bradford E. Furlong
[Print Name of Notary]

Notary Public in and for the State of Washington
residing at Mount Vernon
My commission expires: 11-01-16

State of California)
) ss.
County of Sonoma)

On this 13 day of Nov, 2012, before me, the undersigned, a Notary Public in and for the state of California, duly commissioned and sworn, personally appeared Jerome Ryan to me known to be the Managing Member of Sustainable Environmental, LLC, which limited liability company is the Managing Member of Clear Valley Environmental Farm, LLC, the limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes mentioned in the instrument.



[Signature]
[Signature of Notary]

[Print Name of Notary]

Notary Public in and for the State of _____
residing at _____
My commission expires: _____



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State of Colorado)
) ss.
County of)

On this _____ day of _____, 2012, before me, the undersigned, a Notary Public in and for the state of Colorado, duly commissioned and sworn, personally appeared Kevin F. Noon to me known to be the Managing Member of Sustainable Environmental, LLC, which limited liability company is the Managing Member of Clear Valley Environmental Farm, LLC, the limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes mentioned in the instrument.

[Signature of Notary]

[Print Name of Notary]

Notary Public in and for the State of _____
residing at _____
My commission expires: _____

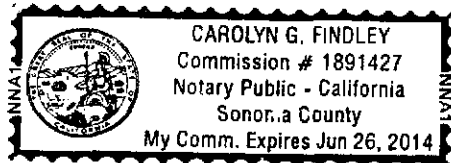
State of California)
County of Sonoma) ss.

On this 13 day of Nov, 2012, before me, the undersigned, a Notary Public in and for the state of California, duly commissioned and sworn, personally appeared Jerome Ryan to me known to be the President of Clear Valley Environmental Farm, II, Inc. the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes mentioned in the instrument.

[Signature of Notary]

[Print Name of Notary]

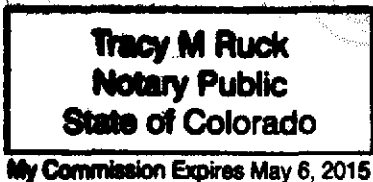
Notary Public in and for the State of _____
residing at _____
My commission expires: _____



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State of Colorado)
) ss.
County of Denver)

On this 14 day of November, 2012, before me, the undersigned, a Notary Public in and for the state of Colorado, duly commissioned and sworn, personally appeared Kevin F. Noon to me known to be the Managing Member of Sustainable Environmental, LLC, which limited liability company is the Managing Member of Clear Valley Environmental Farm, LLC, the limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes mentioned in the instrument.



Tracy M Ruck
[Signature of Notary]
Tracy M Ruck
[Print Name of Notary]
Notary Public in and for the State of CO
residing at 5353 W DARTMOUTH AVE
My commission expires: 5/6/2015

State of California)
) ss.
County of)

On this _____ day of _____, 2012, before me, the undersigned, a Notary Public in and for the state of California, duly commissioned and sworn, personally appeared Jerome Ryan to me known to be the President of Clear Valley Environmental Farm, II, Inc. the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes mentioned in the instrument.

[Signature of Notary]

[Print Name of Notary]
Notary Public in and for the State of _____
residing at _____
My commission expires: _____



State of Colorado)
) ss.
County of Denver)

On this 14 day of November, 2012, before me, the undersigned, a Notary Public in and for the state of Colorado, duly commissioned and sworn, personally appeared Kevin F. Noon to me known to be the Vice-President of Clear Valley Environmental Farm, II, Inc. the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes mentioned in the instrument.

Tracy M Ruck
Notary Public
State of Colorado
My Commission Expires May 6, 2015

Tracy M Ruck
[Signature of Notary]
TRACY M. RUCK
[Print Name of Notary]
Notary Public in and for the State of CO
residing at 5353 W. Dartmouth Ave.
My commission expires: 5/16/2015.



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EXHIBIT A

6-11-12
North Parcel
Portions of Sections 10, 11, 14 and 15
Township 34 North, Range 4 East, WM
Skagit County, Washington

That portion of Sections 10, 14 and 15 Township 34 North, Range 4 East, WM, described as follows:

Commencing at the Southwest corner of Section 11, Township 34 North, Range 4 East, WM, Thence South $88^{\circ} 32' 07''$ East, along the South line of said Section 11 a distance of 1168.41 feet; Thence North $1^{\circ} 06' 44''$ East 1024.71 feet, said point is the true point of beginning as described in that certain document recorded under Auditors File No. 200710110106, records of Skagit County Washington titled parcel "B" after adjustment; Thence the following courses along said Parcel "B" boundary, North $65^{\circ} 38' 15''$ West 89.27 feet; Thence North $60^{\circ} 12' 24''$ West 578.82 feet; Thence North $58^{\circ} 52' 21''$ West 337.35 feet; Thence North $43^{\circ} 09' 09''$ West 68.08 feet; Thence North $0^{\circ} 43' 05''$ West 371.65 feet; Thence North $3^{\circ} 01' 13''$ East 349.79 feet; Thence North $28^{\circ} 03' 28''$ East 282.53 feet; Thence North $39^{\circ} 46' 02''$ East 128.04 feet; Thence North $73^{\circ} 15' 44''$ East 458.76 feet; Thence North $49^{\circ} 28' 04''$ East 210.47 feet; Thence along a curve to the left having a radius of 148.75 feet through a central angle of $87^{\circ} 56' 43''$ an arc distance of 228.33 feet; Thence North $38^{\circ} 28' 39''$ West 106.10 feet; Thence North $29^{\circ} 08' 06''$ West 48.98 feet; Thence North $5^{\circ} 45' 31''$ West 28.47 feet; Thence North $27^{\circ} 57' 37''$ East 255.36 feet; Thence North $38^{\circ} 57' 10''$ East 102.81 feet; Thence North $76^{\circ} 29' 57''$ East 62.91 feet; Thence North $60^{\circ} 00' 00''$ East 58.53 feet; Thence South $44^{\circ} 26' 23''$ East 49.42 feet, more or less to the Westerly margin of Babcock Road; Thence leaving said boundary of Parcel "B" Northerly along the West margin of Babcock Road, North $3^{\circ} 26' 55''$ East 41.07 feet; Thence continuing along said West margin the following courses, North $11^{\circ} 45' 40''$ East 40.64 feet; Thence North $27^{\circ} 27' 02''$ East 32.32 feet; Thence North $32^{\circ} 48' 39''$ East 35.96 feet, more or less to the East line of the Southwest Quarter of the Northwest Quarter of said Section 11; Thence North $1^{\circ} 36' 43''$ East, along said East line, 139.16 feet to the Southerly margin of Swan Road; Thence the following courses along said Southerly margin, Northwesterly along a non-tangent curve concave to the Southwest whose radius point bears South $10^{\circ} 04' 23''$ West a distance of 2834.79 feet through a central angle of $6^{\circ} 32' 59''$ an arc distance of 324.06 feet; Thence North $86^{\circ} 28' 36''$ West 1027.43 feet, more or less to the West line of said Section 11; Thence North $1^{\circ} 29' 48''$ East, along said West line, 15.22 feet; Thence continuing along said right of way North $86^{\circ} 40' 21''$ West 59.18 feet; Thence North $86^{\circ} 44' 13''$ West 105.52 feet; Thence North $85^{\circ} 17' 44''$ West 96.36 feet; Thence North $82^{\circ} 50' 22''$ West 76.89 feet; Thence North $81^{\circ} 18' 27''$ West 146.29 feet to the centerline of Nookachamps creek; Thence the following meandered courses along the centerline of said Nookachamps creek, South $14^{\circ} 59' 44''$ West 44.48 feet; Thence South $1^{\circ} 39' 17''$ East 70.61 feet; Thence South $28^{\circ} 20' 12''$ East 86.67 feet; Thence South $63^{\circ} 39' 24''$ East 100.51 feet; Thence South $75^{\circ} 45' 56''$ East 110.95 feet; Thence South $66^{\circ} 37' 29''$ East 133.10 feet; Thence South $50^{\circ} 39' 38''$ East 53.86 feet; Thence South 36°



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57' 59" East 46.09 feet; Thence South 31° 38' 29" East 105.02 feet; Thence South 19° 37' 45" East 78.67 feet; Thence South 6° 28' 20" East 36.00 feet; Thence South 1° 15' 55" East 48.25 feet; Thence South 21° 57' 10" West 65.40 feet; Thence South 52° 42' 41" West 71.75 feet; Thence South 87° 55' 04" West 50.91 feet; Thence South 70° 43' 30" West 73.77 feet; Thence North 83° 33' 13" West 37.27 feet; Thence North 67° 12' 20" West 51.36 feet; Thence North 46° 14' 06" West 152.66 feet; Thence North 55° 38' 38" West 50.63 feet; Thence North 41° 51' 17" West 255.39 feet; Thence North 62° 11' 43" West 53.08 feet; Thence North 79° 35' 00" West 58.48 feet; Thence South 82° 24' 56" West 86.84 feet; Thence South 54° 57' 47" West 88.04 feet; Thence South 36° 22' 07" West 58.88 feet; Thence South 33° 34' 34" West 198.18 feet; Thence South 55° 01' 33" West 58.93 feet; Thence North 89° 28' 26" West 79.74 feet; Thence North 80° 41' 38" West 63.98 feet; Thence North 65° 20' 23" West 91.10 feet; Thence North 56° 36' 34" West 115.20 feet; Thence North 70° 29' 45" West 114.29 feet; Thence South 89° 35' 10" West 129.32 feet; Thence South 64° 49' 30" West 116.57 feet; Thence South 42° 00' 02" West 51.82 feet; Thence South 31° 47' 58" West 50.90 feet; Thence South 36° 03' 58" West 97.32 feet; Thence South 40° 28' 29" West 111.76 feet; Thence South 27° 08' 00" West 48.46 feet; Thence South 13° 48' 27" West 146.66 feet; Thence South 20° 24' 58" West 163.42 feet; Thence South 50° 47' 36" West 107.26 feet; Thence South 57° 39' 24" West 85.65 feet, more or less to the North line of the Northwest Quarter of the Southeast Quarter of said Section 10; Thence leaving said creek centerline North 88° 44' 43" West, along said North line, 196.82 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said North line South 31° 56' 05" West 31.48 feet; Thence South 22° 29' 52" West 15.99 feet; Thence South 34° 40' 55" West 51.25 feet; Thence South 5° 54' 54" East 100.00 feet; Thence South 7° 21' 13" West 80.73 feet; Thence South 49° 27' 34" East 158.12 feet; Thence South 33° 46' 25" East 6.19 feet; Thence South 23° 32' 55" East 28.75 feet; Thence South 14° 56' 18" East 62.19 feet; Thence South 31° 17' 40" East 62.18 feet; Thence South 21° 43' 52" East 44.19 feet; Thence South 26° 20' 27" East 50.67 feet; Thence South 21° 18' 30" East 50.11 feet; Thence South 26° 08' 06" East 87.41 feet; Thence South 49° 19' 42" East 101.36 feet; Thence South 74° 28' 53" East 68.57 feet; Thence South 61° 47' 09" East 24.61 feet; Thence South 60° 00' 49" East 21.17 feet; Thence South 35° 59' 34" West 60.63 feet; Thence South 16° 40' 14" West 121.02 feet; Thence South 19° 08' 12" East 132.43 feet; Thence South 12° 29' 58" East 52.68 feet; Thence South 46° 52' 30" East 48.87 feet; Thence South 60° 03' 05" East 103.02 feet; Thence South 69° 30' 09" East 48.21 feet; Thence South 85° 54' 15" East 100.84 feet; Thence South 13° 32' 45" West 57.27 feet; Thence South 2° 03' 06" East 172.92 feet; Thence South 2° 06' 02" West 912.30 feet; Thence South 27° 26' 09" West 80.39 feet; Thence South 25° 10' 53" East 33.79 feet; Thence South 22° 11' 09" East 18.42 feet; Thence South 65° 03' 06" West 45.47 feet; Thence North 88° 43' 21" West 191.67 feet to the Easterly line of Parcel 4 and the North line of a 60.00 foot easement as shown on that certain Boundary line adjustment on that certain survey recorded under Auditors File No. 200706190095; Thence along the Northerly line of said Parcel 4 the following courses, North 54° 48' 59" West 67.49 feet; Thence North 76° 59' 11" West 180.46 feet; Thence North 76° 50' 23" West 84.64 feet; Thence North 57° 43' 31" West 112.69 feet; Thence North 78° 26' 16" West 220.72 feet to the Northwest corner of said Parcel 4; Thence continue along the Northerly boundary of Parcel 3 of said Boundary Line Adjustment the following courses, North 66° 03' 52" West 103.00 feet; Thence North 66° 03' 52" West



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138.90 feet; Thence South 79° 36' 46" West 295.79 feet; Thence North 88° 04' 38" West 128.61 feet; Thence North 52° 05' 24" West 149.71 feet; Thence North 32° 41' 51" West 129.01 feet; Thence North 15° 42' 36" West 159.39 feet; Thence North 63° 15' 58" West 111.40 feet; Thence South 62° 42' 54" West 117.72 feet to the Northwest corner of said Parcel 3; Thence continuing along the Southerly and Westerly boundary of Parcel 1 of said Boundary Line Adjustment the following courses, North 89° 11' 17" West 363.49 feet to the West line of the East Half of the Southwest Quarter of Section 10; Thence North 0° 12' 29" East, along said line, 1982.62 feet to the Northwest corner thereof; Thence South 88° 44' 43" East, along the East-West centerline of said Section 10 a distance of 1681.35 feet to the **TRUE POINT OF BEGINNING.**

Subject to and together with Easements, and Restrictions of record.

Situate in the County of Skagit, State of Washington

Containing 108.6 Acres, more or less

South Parcel

Portions of Sections 10, 11, 14 and 15
Township 34 North, Range 4 East, WM
Skagit County, Washington

That portion of Sections 10, 14 and 15 Township 34 North, Range 4 East, WM, described as follows:

Commencing at the Southwest corner of Section 11, Township 34 North, Range 4 East, WM, Thence South 88° 32' 07" East, along the South line of said Section 11 a distance of 1168.41 feet; Thence North 1° 06' 44" East 1024.71 feet, said point is the true point of beginning as described in that certain document recorded under Auditors File No. 200710110106, records of Skagit County Washington titled parcel "B" after adjustment; Thence the following courses along said Parcel "B" boundary, North 65° 38' 15" West 89.27 feet; Thence North 60° 12' 24" West 578.82 feet; Thence North 58° 52' 21" West 337.35 feet; Thence North 43° 09' 09" West 68.08 feet; Thence North 0° 43' 05" West 371.65 feet; Thence North 3° 01' 13" East 349.79 feet; Thence North 28° 03' 28" East 282.53 feet; Thence North 39° 46' 02" East 128.04 feet; Thence North 73° 15' 44" East 458.76 feet; Thence North 49° 28' 04" East 210.47 feet; Thence along a curve to the left having a radius of 148.75 feet through a central angle of 87° 56' 43" an arc distance of 228.33 feet; Thence North 38° 28' 39" West 106.10 feet; Thence North 29° 08' 06" West 48.98 feet; Thence North 5° 45' 31" West 28.47 feet; Thence North 27° 57' 37" East 255.36 feet; Thence North 38° 57' 10" East 102.81 feet; Thence North 76° 29' 57" East 62.91 feet; Thence North 60° 00' 00" East 58.53 feet; Thence South 44° 26' 23" East 49.42 feet, more or less to the Westerly margin of Babcock Road; Thence leaving said boundary of Parcel "B" Northerly along the West margin of Babcock Road, North 3° 26' 55" East 41.07 feet; Thence continuing along said West margin the following courses, North 11° 45' 40" East 40.64 feet; Thence North 27° 27' 02" East 32.32



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feet; Thence North 32° 48' 39" East 35.96 feet, more or less to the East line of the Southwest Quarter of the Northwest Quarter of said Section 11; Thence North 1° 36' 43" East, along said East line, 139.16 feet to the Southerly margin of Swan Road; Thence the following courses along said Southerly margin, Northwesterly along a non-tangent curve concave to the Southwest whose radius point bears South 10° 04' 23" West a distance of 2834.79 feet through a central angle of 6° 32' 59" an arc distance of 324.06 feet; Thence North 86° 28' 36" West 1027.43 feet, more or less to the West line of said Section 11; Thence North 1° 29' 48" East, along said West line, 15.22 feet; Thence continuing along said right of way North 86° 40' 21" West 59.18 feet; Thence North 86° 44' 13" West 105.52 feet; Thence North 85° 17' 44" West 96.36 feet; Thence North 82° 50' 22" West 76.89 feet; Thence North 81° 18' 27" West 146.29 feet to the centerline of Nookachamps creek; Thence the following meandered courses along the centerline of said Nookachamps creek, South 14° 59' 44" West 44.48 feet; Thence South 1° 39' 17" East 70.61 feet; Thence South 28° 20' 12" East 86.67 feet; Thence South 63° 39' 24" East 100.51 feet; Thence South 75° 45' 56" East 110.95 feet; Thence South 66° 37' 29" East 133.10 feet; Thence South 50° 39' 38" East 53.86 feet; Thence South 36° 57' 59" East 46.09 feet; Thence South 31° 38' 29" East 105.02 feet; Thence South 19° 37' 45" East 78.67 feet; Thence South 6° 28' 20" East 36.00 feet; Thence South 1° 15' 55" East 48.25 feet; Thence South 21° 57' 10" West 65.40 feet; Thence South 52° 42' 41" West 71.75 feet; Thence South 87° 55' 04" West 50.91 feet; Thence South 70° 43' 30" West 73.77 feet; Thence North 83° 33' 13" West 37.27 feet; Thence North 67° 12' 20" West 51.36 feet; Thence North 46° 14' 06" West 152.66 feet; Thence North 55° 38' 38" West 50.63 feet; Thence North 41° 51' 17" West 255.39 feet; Thence North 62° 11' 43" West 53.08 feet; Thence North 79° 35' 00" West 58.48 feet; Thence South 82° 24' 56" West 86.84 feet; Thence South 54° 57' 47" West 88.04 feet; Thence South 36° 22' 07" West 58.88 feet; Thence South 33° 34' 34" West 198.18 feet; Thence South 55° 01' 33" West 58.93 feet; Thence North 89° 28' 26" West 79.74 feet; Thence North 80° 41' 38" West 63.98 feet; Thence North 65° 20' 23" West 91.10 feet; Thence North 56° 36' 34" West 115.20 feet; Thence North 70° 29' 45" West 114.29 feet; Thence South 89° 35' 10" West 129.32 feet; Thence South 64° 49' 30" West 116.57 feet; Thence South 42° 00' 02" West 51.82 feet; Thence South 31° 47' 58" West 50.90 feet; Thence South 36° 03' 58" West 97.32 feet; Thence South 40° 28' 29" West 111.76 feet; Thence South 27° 08' 00" West 48.46 feet; Thence South 13° 48' 27" West 146.66 feet; Thence South 20° 24' 58" West 163.42 feet; Thence South 50° 47' 36" West 107.26 feet; Thence South 57° 39' 24" West 85.65 feet, more or less to the North line of the Northwest Quarter of the Southeast Quarter of said Section 10; Thence leaving said creek centerline North 88° 44' 43" West, along said North line, 196.82 feet; Thence leaving said North line South 31° 56' 05" West 31.48 feet; Thence South 22° 29' 52" West 15.99 feet; Thence South 34° 40' 55" West 51.25 feet; Thence South 5° 54' 54" East 100.00 feet; Thence South 7° 21' 13" West 80.73 feet; Thence South 49° 27' 34" East 158.12 feet; Thence South 33° 46' 25" East 6.19 feet; Thence South 23° 32' 55" East 28.75 feet; Thence South 14° 56' 18" East 62.19 feet; Thence South 31° 17' 40" East 62.18 feet; Thence South 21° 43' 52" East 44.19 feet; Thence South 26° 20' 27" East 50.67 feet; Thence South 21° 18' 30" East 50.11 feet; Thence South 26° 08' 06" East 87.41 feet; Thence South 49° 19' 42" East 101.36 feet; Thence South 74° 28' 53" East 68.57 feet; Thence South 61° 47' 09" East 24.61 feet; Thence South 60° 00' 49" East 21.17 feet; Thence South 35° 59' 34" West 60.63 feet; Thence South 16° 40' 14" West 121.02 feet; Thence South 19° 08' 12" East



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132.43 feet; Thence South 12° 29' 58" East 52.68 feet; Thence South 46° 52' 30" East 48.87 feet; Thence South 60° 03' 05" East 103.02 feet; Thence South 69° 30' 09" East 48.21 feet; Thence South 85° 54' 15" East 100.84 feet; Thence South 13° 32' 45" West 57.27 feet; Thence South 2° 03' 06" East 172.92 feet; Thence South 2° 06' 02" West 912.30 feet; Thence South 27° 26' 09" West 80.39 feet; Thence South 25° 10' 53" East 33.79 feet; Thence South 22° 11' 09" East 18.42 feet; Thence South 22° 11' 09" East 60.07 feet to the **TRUE POINT OF BEGINNING**;

Thence South 22° 11' 09" East 56.44 feet; Thence South 22° 14' 46" East 135.27 feet; Thence South 19° 27' 00" East 152.21 feet; Thence South 19° 27' 02" East 154.76 feet; Thence South 30° 22' 07" East 160.09 feet; Thence South 31° 44' 17" East 165.70 feet; Thence South 8° 25' 19" East 88.89 feet; Thence South 9° 23' 50" East 153.52 feet; Thence South 13° 53' 40" East 127.17 feet; Thence South 5° 13' 09" West 703.31 feet; Thence South 16° 31' 19" West 90.60 feet; Thence South 13° 16' 59" East 93.08 feet; Thence South 15° 26' 09" East 27.73 feet; Thence South 26° 42' 33" East 216.31 feet; Thence South 53° 03' 24" East 45.81 feet; Thence South 21° 00' 54" West 115.42 feet; Thence South 7° 01' 24" West 143.10 feet; Thence South 29° 48' 00" East 59.82 feet; Thence South 1° 34' 02" East 49.36 feet; Thence South 13° 38' 32" East 64.62 feet; Thence South 23° 58' 35" East 65.67 feet; Thence South 40° 38' 15" East 90.57 feet; Thence South 50° 23' 19" East 102.63 feet; Thence South 79° 51' 55" East 166.09 feet; Thence North 70° 45' 13" East 43.22 feet; Thence South 79° 25' 18" East 20.49 feet; Thence South 81° 40' 02" East 29.44 feet; Thence South 11° 49' 18" West 92.65 feet; Thence South 12° 29' 54" East 123.98 feet; Thence South 28° 39' 56" West 29.14 feet; Thence South 14° 37' 34" West 75.63 feet; Thence South 0° 20' 45" East 111.73 feet; Thence South 48° 25' 28" East 11.36 feet; Thence South 5° 04' 40" East 65.41 feet; Thence South 19° 53' 20" East 63.44 feet; Thence South 28° 19' 19" East 94.72 feet; Thence South 70° 31' 51" East 89.84 feet; Thence South 43° 33' 29" East 155.07 feet; Thence North 70° 24' 51" East 83.00 feet; Thence South 54° 50' 52" East 21.37 feet; Thence North 79° 28' 23" East 71.92 feet; Thence South 62° 24' 17" East 18.77 feet; Thence South 72° 29' 08" East 30.68 feet; Thence North 78° 29' 56" East 189.47 feet; Thence North 76° 52' 30" East 48.87 feet; Thence North 60° 00' 00" East 39.16 feet; Thence North 45° 00' 00" East 39.16 feet; Thence North 30° 00' 00" East 39.16 feet; Thence North 15° 00' 00" East 39.16 feet; Thence North 2° 40' 41" East 22.23 feet, more or less to the North line of the South Half of the Northwest Quarter of the Southwest Quarter of Section 14; Thence continue North 2° 40' 41" East 2.99 feet; Thence North 2° 26' 49" West 123.92 feet; Thence North 11° 11' 06" West 151.99 feet; Thence North 4° 52' 22" East 217.56 feet; Thence North 3° 26' 51" East 166.51 feet; Thence North 3° 54' 05" West 38.37 feet; Thence North 16° 28' 47" West 55.73 feet; Thence North 2° 38' 24" East 488.36 feet; Thence North 33° 46' 25" East 91.41 feet; Thence North 15° 15' 23" East 159.46 feet; Thence North 23° 57' 12" East 230.05 feet; Thence North 42° 19' 28" East 83.47 feet; Thence North 76° 34' 08" East 85.59 feet; Thence North 81° 15' 14" East 140.92 feet; Thence North 89° 24' 51" East 314.01 feet; Thence North 79° 23' 17" East 227.38 feet; Thence North 70° 05' 05" East 99.42 feet; Thence North 79° 18' 54" East 95.41 feet; Thence North 73° 24' 27" East 30.88 feet; Thence North 62° 30' 16" East 39.83 feet; Thence North 39° 52' 39" East 258.14 feet more or less to the Southwesterly line of that certain parcel described as Parcel "A" after BLA, recorded under Auditors File No. 200708090007, records of Skagit County Washington; Thence South 60° 07' 16" East along said Southwesterly line of said Parcel "A" a distance of 142.62 feet to



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the Southeasterly line of the 100 foot right of way conveyed to Seattle Lake Shore and Eastern Railway Company right of way as conveyed by Deed dated April 4, 1890 and recorded July 13, 1890 in Volume 10 of Deeds, page 651, records of Skagit County Washington; Thence South $36^{\circ} 24' 09''$ West, along said right of way, a distance of 228.81 feet to the Northerly line of that certain 50 foot by 1500 foot strip conveyed to Seattle Lake shore and Eastern Railway company by deed dated April 4, 1890 and recorded July 13, 1890 in Volume 10 of Deeds, pages 653 and 759; Thence South $53^{\circ} 35' 51''$ East 50.00 feet to the Northeast corner of said 50 foot by 1500 foot strip; Thence South $36^{\circ} 24' 09''$ West along said line, 1258.57 feet; Thence along a curve to the left having a radius of 900.00 feet through a central angle of $11^{\circ} 27' 54''$ an arc distance of 180.09 feet to a point on the South line of the Northwest Quarter of Section 14; Thence North $87^{\circ} 41' 06''$ West, along said South line, 107.41 feet to the centerline of said 100 foot conveyed to Seattle Lake Shore and Eastern Railway Company right of way as conveyed by Deed dated April 4, 1890 and recorded July 13, 1890 in Volume 10 of Deeds, page 651, records of Skagit County Washington; Thence Southerly along said centerline the following courses, Southwesterly along a non-tangent curve concave to the Southeast whose radius point bears South $67^{\circ} 25' 49''$ East a distance of 1000.00 feet through a central angle of $2^{\circ} 25' 52''$ an arc distance of 42.43 feet; Thence South $20^{\circ} 08' 18''$ West 188.43 feet; Thence along a curve to the left having a radius of 1125.00 feet through a central angle of $34^{\circ} 07' 55''$ an arc distance of 670.18 feet; Thence South $13^{\circ} 59' 37''$ East 3.63 feet; Thence along a curve to the left having a radius of 939.72 feet through a central angle of $33^{\circ} 43' 47''$ an arc distance of 553.21 feet to the South line of the Northwest Quarter of the Southwest Quarter of said Section 14; Thence North $88^{\circ} 33' 36''$ West, along said South line, 743.91 feet to the Southwest corner of said Northwest Quarter of the Southwest Quarter of said Section 14; Thence North $88^{\circ} 36' 40''$ West, along the South line of the Northeast Quarter of the Southeast Quarter of Section 15, a distance of 1333.41 feet to the Southwest corner thereof; Thence North $1^{\circ} 12' 08''$ East, along the West line of said Northeast Quarter of the Southeast Quarter of said Section 15, a distance of 688.46 feet, more or less to the North margin of College Way (SR538); Thence Westerly along said margin, 2606.52 feet, more or less to the East line of the West 208.7 feet of the South 626.1 feet of that portion of the Southeast Quarter of the Northwest Quarter lying North of State Road No. 1-G, as described under AFN 8305270054, in said Section 15; Thence North $1^{\circ} 26' 36''$ East, along said East line, 626.10 feet to the Northeast corner of said parcel being on the South line of that certain parcel as described under Auditors File No. 200411050096; Thence South $88^{\circ} 41' 14''$ East, along the South line of said parcel recorded under Auditors File No. 200411050096, a distance of 771.45 feet to the Southeast corner thereof; Thence North $1^{\circ} 26' 36''$ East, along the East line of said parcel, 433.56 feet, to the Southwest corner of Parcel 4, as shown and described on that certain Boundary Line Adjustment survey map recorded under Auditors File No. 200706190095, records of Skagit County Washington; Thence the following courses along the Southerly, Easterly and Northerly line of said Parcel 4, South $88^{\circ} 33' 24''$ East 370.33 feet; Thence South $85^{\circ} 42' 09''$ East 472.91 feet; Thence South $86^{\circ} 50' 15''$ East 213.62 feet; Thence North $71^{\circ} 25' 46''$ East 334.89 feet; Thence North $29^{\circ} 59' 41''$ East 162.34 feet; Thence North $29^{\circ} 59' 41''$ East 45.44 feet; Thence North $29^{\circ} 59' 41''$ East 117.22 feet; Thence North $5^{\circ} 34' 33''$ East 162.09 feet; Thence North $12^{\circ} 48' 25''$ West 218.85 feet; Thence North $25^{\circ} 34' 21''$ West 205.38 feet; Thence North $18^{\circ} 17' 32''$ West 348.90 feet; Thence North $8^{\circ} 07' 49''$ West 157.41 feet; Thence North $30^{\circ} 23' 11''$ West



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111.90 feet; Thence North 25° 47' 39" West 87.34 feet; Thence North 25° 47' 39" West 40.11 feet more or less to a point which lies South 65° 03' 06" West 56.55 feet and North 88° 43' 21" West 160.76 feet from the true point of beginning; Thence South 88° 43' 21" East 160.76 feet; Thence North 65° 03' 06" East 56.55 feet, more or less to the **TRUE POINT OF BEGINNING.**

Except the following described parcels:

Exception No. 1, any portion lying within the right of way of State Road No. 538, also known as College Way.

Exception No. 2, any portion lying within the right of way of McLaughlin Road.

Exception No 3, that portion, if any, that lies within the previous right of way of College Way between the center of Section 15, and the existing right of way of College Way to the west of said center of section .

Exception No. 4 that portion of the North and South 30 feet of the East 105 feet of that portion of said Northwest and Southwest Quarters of said Section 14, lying West of the West line of the Northern Pacific Railway, said portion being the non-vacated portion of Coltrine No. 211, County Road, said road being previously conveyed to Skagit County by deeds recorded under Auditor's File No's 75461 and 75462 in Volume 78 of Deeds, page 223, records of Skagit County and portion of said road being vacated by Order of Vacation entered in Volume 12 of Commissioners Journal, page 479, records of Skagit County.

Except No. 5 that portion lying North of the North line of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 14, Township 34 North, Range 4 East, W.M.

Containing 112 Acres, more or less.

Subject to and together with Easements, and Restrictions of record.



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