



201212210116

Skagit County Auditor

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RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:

Gina Adams Zentz, Esq.
Venable LLP
750 East Pratt Street, Suite 900
Baltimore, Maryland 21202

CHICAGO TITLE

620017025

STATUTORY WARRANTY DEED

Grantor: ART'S LAND, INC., a Washington corporation, who acquired title as
Art's Fryer Farm, Inc., a Washington corporation

Grantee: PERDUE FOODS LLC, a Maryland limited liability company (formerly
known as Perdue Farms LLC, successor by merger to Perdue Farms
Incorporated)

Legal Description: Lot(s): PTN GOV.LOT 6 12-³⁴~~35~~-03

Tax Account No.: P21534 / 340312-0-024-0005

Additional legal description is found in Exhibit A attached hereto.

Assessor's Tax Parcel ID#: P21534 / 340312-0-024-0005

For the consideration of Ten and no/100 Dollars (\$10.00), and other good and
valuable consideration, ART'S LAND, INC., a Washington corporation (formerly
known as Art's Fryer Farm, Inc.) ("Grantor"), does hereby convey and warrant to
PERDUE FOODS LLC, a Maryland limited liability company (formerly known as

Perdue Farms LLC, successor by merger to Perdue Farms Incorporated) ("Grantee") the real property situate in Skagit County, Washington, legally described on Exhibit A attached hereto and incorporated herein.

SUBJECT TO: Items listed on Exhibit B attached hereto and incorporated herein.

DATED: December 21, 2012.

ART'S LAND, INC., a Washington corporation (formerly known of record as Art's Fryer Farm, Inc.)

2012 4130
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 21 2012

Amount Paid \$ 13,355.00
Skagit Co. Treasurer
By MF Deputy

By:

Name:

Its:

James H. Koplovitz
James H. Koplovitz
President

[Signature Page to Deed - DVF 224]



Acknowledgment

STATE OF Washington)

SS.

COUNTY OF Skagit)

On this 13th day of December, 2012 personally appeared before me James H. Koplwitz to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as President of ART'S LAND, INC., a Washington corporation (formerly known as Art's Fryer Farm, Inc.) free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of December, 2012.

Brigette C. Juras, Notary Public in and for the State of Washington, residing at Coupeville.

Witness my hand and seal

Brigette C. Juras

My appointment expires 9-19-14

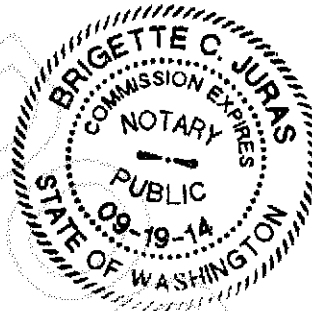


EXHIBIT A

LEGAL DESCRIPTION

For APN/Parcel ID(s): P21534 / 340312-0-024-0005

PARCEL A:

That portion of Government Lot 6 in Section 12, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said Government Lot 6, which is 5.52 chains North of the

Southeast corner of said Government Lot 6;

Thence Westerly parallel with the Southerly line of said Government Lot 6, a distance of 688 feet;

Thence Northerly along the Easterly line projected Southerly and along said Easterly line of these premises conveyed by Arthur H. Von Seggern to Ivan M. Fischer by Deed dated April 3, 1947 and filed April 3, 1947, under Auditor's File No. 402803, records of Skagit County, Washington, and recorded in Volume 217 of Deeds, page 135, to the Southerly bank of the Skagit River;

Thence Easterly along said Southerly bank to the East line of said Government Lot 6;

Thence South along said East line to the point of beginning;

EXCEPT roads and dike right of way;

AND EXCEPT the West 35 feet as conveyed to Neil Hamburg et ux, by deed recorded October 2, 1978, under Auditor's File No. 888573, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of the following described tract lying Easterly of the Southerly extension of the East line of that certain tract conveyed to Neil Hamburg and Darlene Hamburg, his wife, by deed recorded under Auditor's File No. 888573, records of Skagit County, Washington;



That portion of Government Lot 6, Section 12, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Lot;

Thence North $83^{\circ}40'02''$ East 1,239.46 feet along the South line of said Section to the Southeast corner of said Lot 6;

Thence North $0^{\circ}33'18''$ East 364.32 feet (5.52 chains) along the East line of said Lot 6 to the true point of beginning;

Thence South $83^{\circ}40'02''$ West 1,243.17 feet parallel with said South line to the West line thereof;

Thence South $88^{\circ}38'19''$ East 1,234.32 feet to said East line;

Thence North $0^{\circ}33'18''$ East 166.46 feet along said East line to the true point of beginning;

Being a portion of Tract 2 of Short Plat No. 79-80 Revised, as approved September 10, 1981 and

recorded September 11, 1981, in Volume 5 of Short Plats, page 125, under Auditor's File No.

8109110008, records of Skagit County, Washington.

Situated in Skagit County, Washington



EXHIBIT B

PERMITTED EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: May 24, 1955
Auditor's No(s): 518282, records of Skagit County, Washington
In Favor Of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: May 18, 1978
Auditor's No(s): 879741, records of Skagit County, Washington
In Favor Of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenance
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 79-80:

Recording No: 8109110008
4. Encroachment of a fence, a plowed field and a nursery area onto the Easterly portion of said premises as delineated on the face of a survey recorded March 11, 1998, under Auditor's File No. 9803110086, records of Skagit County, Washington.
5. Right, title and interest of the property owners adjacent on the East as a result of the encroachments shown as Exception 4 hereon.
6. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: Memorandum of Lease
Lessor: Art's Fryer Farm, Inc., a Washington corporation
Lessee: Draper Valley Holdings LLC, a Delaware limited liability company



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Recording Date: September 13, 2007

Recording No.: 200709130063

7. Assessments which are not shown as existing liens by the public records, or which are not due and payable as of the effective date of the policy.
8. General and special taxes and charges for tax year 2013 and thereafter, a lien not yet due and payable.



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