



201212210121

Skagit County Auditor

12/21/2012 Page

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10 2:56PM

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

620017040

STATUTORY WARRANTY DEED

Grantor: NEPTUNE INVESTMENT LLC, a Washington limited liability company

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

Legal Description: PTN. SW, Sec. 17, T34N, R4EWM

Tax Account No.: P26005 / 340417-3-019-0000, P80426 / 4367-000-067-0009, P80427 / 4367-000-068-0008, P80428 / 4367-000-069-0007, P80429 / 4367-000-070-0004, P80442 / 4367-000-082-0109, P80441 / 4367-000-082-0000, P80443 / 4367-000-083-0009, P80444 / 4367-000-084-0008, P109233 / 340417-3-022-0000, P104549 / 340417-3-019-0200 and P6273 / 340417-3-019-0300

Additional legal description is found in Exhibit A attached hereto.

Assessor's Tax Parcel ID#: P26005 / 340417-3-019-0000, P80426 / 4367-000-067-0009, P80427 / 4367-000-068-0008, P80428 / 4367-000-069-0007, P80429 / 4367-000-070-0004, P80442 / 4367-000-082-0109, P80441 / 4367-000-082-0000, P80443 / 4367-000-083-0009, P80444 / 4367-000-084-0008, P109233 / 340417-3-022-0000, P104549 / 340417-3-019-0200 and P6273 / 340417-3-019-0300

For the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, NEPTUNE INVESTMENT LLC, a Washington limited liability company ("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.

NEPTUNE INVESTMENT LLC

By:

Name:

Its:

James H. Koplovitz

JAMES H. KOPLOVITZ

Manager

20124138
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 21 2012

Amount Paid \$ 71,205.00
By MF Skagit Co. Treasurer Deputy

[Signature Page to Deed – Mt. Vernon Plant]



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Acknowledgment

STATE OF Washington)

SS.

COUNTY OF Skagit)

On this 13th day of Dec., 2012 personally appeared before me James H. Koplowitz 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 Manager of NEPTUNE INVESTMENT LLC, 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 Compass.

Witness my hand and seal.

Brigette C. Juras

My appointment expires 9-19-14.

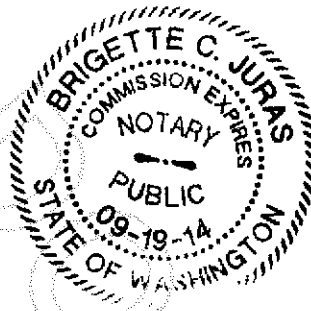


EXHIBIT A

LEGAL DESCRIPTION

For APN/Parcel ID(s): P26005 / 340417-3-019-0000, P80426 / 4367-000-067-0009, P80427 / 4367-000-068-0008, P80428 / 4367-000-069-0007, P80429 / 4367-000-070-0004, P80442 / 4367-000-082-0109, P80441 / 4367-000-082-0000, P80443 / 4367-000-083-0009, P80444 / 4367-000-084-0008, P109233 / 340417-3-022-0000, ~~P104549 / 340417-3-019-0200~~ and P6273 / 340417-3-019-0300

PARCEL A:

The Northerly 417 feet of the portion of the South Half of the Northwest Quarter of the Southwest Quarter, lying Easterly of the Great Northern Railway Company's right-of-way, in Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the North 30 feet thereof as conveyed to the City of Mount Vernon for street purposes, by deed recorded June 25, 1958, under Auditor's File No. 567041, records of Skagit County, Washington;

TOGETHER WITH that portion of the West Half of adjoining vacated 9th Street, City of Mount Vernon Ordinance No. 2882, as recorded March 2, 1999, under Auditor's File No. 9903020125, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

Lots 67 through 70, inclusive, Parker Business Center, according to the plat thereof, recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington;

TOGETHER WITH those portions of private roads adjoining to the centerline thereof, as delineated on the face of said Plat;



AND TOGETHER WITH that portion of the East Half of adjoining vacated 9th Street, City of Mount Vernon Ordinance No. 2882, recorded March 2, 1999, under Skagit County Auditor's File No. 9903020125, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL C:

Lots 82A, 82, 83 and 84 and the South Half of private road known as William Way adjoining thereto of Parker Business Center, according to the plat thereof, recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington;

TOGETHER WITH that portion of the East Half of adjoining vacated 9th Street, City of Mount Vernon Ordinance No. 2882, as recorded March 2, 1999 under Skagit County Auditor's File No. 9903020125, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL D:

Lot 2, and the South 33 feet of Lot 1, CITY OF MOUNT VERNON SHORT PLAT NO. MV-06-95, approved October 11, 1995, recorded October 11, 1995, in Volume 12 of Short Plats, pages 34 and 35, under Auditor's File No. 9510110093, records of Skagit County, Washington; and being a portion of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington



EXHIBIT B

PERMITTED EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Mount Vernon
Purpose: Centerline
Recording Date: February 7, 1959
Recording No.: 577088
Affects: Parcel A
2. Easement, including the terms and conditions thereof, disclosed by instrument(s):
Recorded: September 11, 1962
Auditor's No(s).: 626075, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: The right to select a route for and construct, maintain, inspect, operate, protect, repair replace, alter and remove a pipeline or pipelines for the transportation of gas and the products thereof together with the right of ingress and egress thereto
Affects: Parcel A and Parcel D
3. Agreement, including the terms and conditions thereof, entered into:
By: Public Utility District No. 1
And Between: Cascade Natural Gas Corporation
Recorded: September 27, 1962 and October 4, 1962
Auditor's No(s).: 626802 and 626909, records of Skagit County, Washington
Affects: Parcel A
4. Easement, including the terms and conditions thereof, disclosed by instrument(s):
Recorded: March 3, 1999
Auditor's No(s).: 9903030114, records of Skagit County, Washington
In favor of: The City of Mount Vernon
For: With right, privilege and authority, to said City at its sole cost and expense, to construct, or cause to construct, maintain, replace, reconstruct and remove drainage facilities, with all appurtenances incident thereto or necessary therewith
5. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: September 11, 1962
Auditor's No(s).: 626076, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: A pipeline or pipelines



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Affects: Exact location and extent of easement is undisclosed of record

6. 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 PARKER BUSINESS CENTER:

Recording No: 869706

7. Agreement, including the terms and conditions thereof, entered into:

By: Skagit County Public Utility District No. 1

And Between: Parker Buck

Recorded: March 8, 1983

Auditor's No(s): 8303080002, records of Skagit County, Washington

Providing: Connecting to water system

Affects: Parcel B

8. Covenants, conditions, restrictions, assessments and charges contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons:

Recorded: May 19, 1978

Auditor's No(s): 879820, records of Skagit County, Washington

Executed By: Patti Corporation

Amended by instrument(s):

Recorded: January 20, 1981, January 31, 1985, and August 23, 1988

Auditor's No(s): 8101200041, 8501310044 and 8808230079, records of Skagit County, Washington

Declaration of Extension of Protective Covenants and Restrictions:

Recorded: February 21, 2008

Auditor's No(s): 200802210107

9. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recorded: March 2, 1999

Auditor's No(s): 9903020125, records of Skagit County, Washington

In favor of: The City of Mount Vernon

For: Utilities and drainage channel



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- Affects: Vacated portion of 9th Street
10. Agreement, including the terms and conditions thereof, entered into:
By: The City of Mount Vernon
And Between: Neptune Investments Company
Recorded: March 3, 1999
Auditor's No(s): 9903030112, records of Skagit County, Washington
Providing: Vacated portion of 9th Street
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 3, 1999
Auditor's No(s): 9903030113, records of Skagit County, Washington
In favor of: The City of Mount Vernon
For: Utilities
Affects: Vacated portion of 9th Street
12. Record of a Survey:
Recorded: April 15, 2003
Auditor's File No(s): 200304150165, records of Skagit County, Washington
13. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 21, 1977
Auditor's No(s): 865204, records of Skagit County, Washington
In favor of: Dari-Marketing Services
For: Sewer
Affects: The East 15 feet of Parcel D
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Mount Vernon
Purpose: Sewer
Recording Date: June 26, 1957
Recording No.: 567039, records of Skagit County
Affects: Parcel D
15. 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 SHORT PLAT NO. MV-8-77:
Recording No: 855522



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16. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-06-95:

Recording No: 9510110093

17. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 15, 2003
Auditor's No(s): 200305150115, records of Skagit County, Washington
In favor of: Trumpeter, LLC, a Washington limited liability company
For: Drainage and landscaping
Affects: Parcel D

This instrument is intended to replace and supersede that easement recorded March 26, 2002, under Auditor's File No. 200203260116, records of Skagit County, Washington.

18. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: January 23, 2002
Auditor's No(s): 200201230062, records of Skagit County, Washington
Executed By: BNA, LLC
As Follows: The above described property will be combined or aggregated with contiguous property owned by the grantee. This boundary line adjustment is not for the purpose of creating an additional building lot.
Affects: Parcel D

19. 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 Survey:



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Recording No: 8612050019

20. The following matters shown on the ALTA/ACSM Land Title Survey entitled "Venable LLP, 1000 Jason Lane, Mount Vernon, WA", dated June 6, 2011, prepared by 10 West Land Surveying & Mapping (James V. Wehoe, Registration Number 44350), for MK Associates Project No. 5922-11-2105:002:
- a. Encroachment of fence, light poles, electric vault, drainage berm and gravel surface for parking and storage over southerly property line of Parcel "A" of subject property;
 - b. Encroachment of one story wood frame/concrete building, gate shack, and storage silo into utility easement portion of vacated right-of-way of 9th Street;
21. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: Memorandum of Lease
Lessor: Neptune Investment LLC, a Washington limited liability company
Lessee: Draper Valley Holdings LLC, a Delaware limited liability company
Recording Date: September 13, 2007
Recording No.: 200709130045
22. 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.
23. General and special taxes and charges for tax year 2013 and thereafter, a lien not yet due and payable.



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