

When recorded return to:

Skagit County Auditor 3/20/2014 Page

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\$73.00 2 4:05PM

MICHAEL A. WINSLOW Attorney at Law 1204 Cleveland Avenue Mount Vernon, WA 98273

STATUTORY WARRANTY FULFILLMENT DEED

GRANTOR:

Charles W. Schwab and Sherida A. Schwab, husband and wife.

GRANTEE:

Western Valley Farms Properties, LLC, a Washington limited liability company.

LEGAL DESCRIPTION:

Tracts B and C of Skagit County Short Plat #40-74, approved September 5, 1974 and recorded September 6, 1974, under Auditor's File No. 806842, being a portion of Government Lot 1 and the Southeast 1/4 of the Northeast 1/4 of Section 6, Township 33 North, Range 4 East, W.M., situate in the County of Skagit, State of Washington.

Together with, and subject to, easements as described on the face of the plat and subject to covenants and easements of record, including a conservation easement shown as Auditor's File No. 760869.

SKAGIT COUNTY WASHINGTON

ASSESSOR'S PROPERTY TAX

PARCEL OR ACCOUNT NO: P16411, P16439

REFERENCE NOS OF DOCUMENTS
ASSIGNED OR RELEASED: 201103040003

CONSIDERATION:

Amount Paid \$
Skagit Co.Treasurer
By //w//// Deput

REAL ESTATE EXCISE TAX

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The Grantor, Charles W. Schwab and Sherida A. Schwab, husband and wife, for and in consideration of fulfillment of Real Estate Contract, in hand paid, conveys and warrants to Western Valley Farms Properties, LLC, the above described property.

This Statutory Warranty Fulfillment Deed is given in satisfaction of that certain Real Estate Contract between the Grantor named herein above and SJB Farms, LLC, a Washington limited liability company, dated March 1, 2011, recorded under Skagit County Auditor File No. 201103040003, the

purchaser's interest in which was assigned to Western Valley Farms Properties, LLC, a Washington limited liability company, under a Purchaser's Assignment of Real Estate Contract dated December 20, 2013, and recorded under Skagit County Auditor File No. 201312310039. Performance under the said Real Estate Contract was conditioned for the conveyance of the above described property and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax of \$2,853.00 was paid on this sale on March 4, 2011, under Receipt No. 639.

DATED: March 14, 2014.

Charles W. Schwab

State of Washington) ss County of Skagit

On this day personally appeared before me Charles W. Schwab and Sherida A. Schwab, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on March/

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.