

**When recorded return to:**

Clear Valley Environmental Farm  
Attn: Jeffrey Poetsch  
1028 Wilmington Way  
Redwood City, CA 94062



Skagit County Auditor  
6/9/2014 Page

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7 9:48AM

\$78.00

Escrow Number: JM1764

**QUIT CLAIM DEED**

THE GRANTOR CLEAR VALLEY ENVIRONMENTAL FARM, LLC, a Washington limited liability company and CLEAR VALLEY ENVIRONMENTAL FARM II, a Washington corporation, for and in consideration of boundary line adjustment without consideration conveys and quit claims to CLEAR VALLEY ENVIRONMENTAL FARM, LLC, a Washington limited liability company and CLEAR VALLEY ENVIRONMENTAL FARM II, a Washington corporation, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Parcels "A" and "B" as more fully described on attached Exhibits hereto, each being a portion of Sections 10 and 11, Township 34 North, Range 3 East, WM

SUBJECT TO matters of record.

The two herein described separate contiguous lots are a recombination or reaggregation of two differently described separate lots owned by the Grantees. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Graec Roeder of the Skagit County Planning Department.

Tax Parcel Number(s): P24443, 24490, 128590, 24530, 24531 and 24532

Dated: May 14, 2014.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 09 2014

Amount Paid \$0  
Skagit Co. Treasurer  
By Ma Deputy

Clear Valley Environmental Farm, LLC by

Jeffrey Poetsch, Managing Member

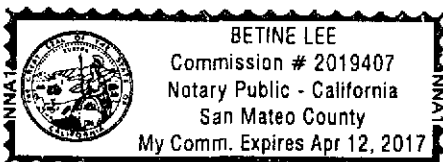
Clear Valley Environmental Farm II, a WA corp. by

Jeffrey Poetsch, President

STATE OF California  
COUNTY OF San Mateo

I certify that I have satisfactory evidence that Jeffrey Poetsch is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated the he was authorized to execute the instrument and acknowledged it as the Managing Member of Clear Valley Environmental Farm, LLC, a Washington LLC, AND AS President of Clear Valley Environmental Farm II, a Washington corporation, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN under my hand and seal the day and year last above written.



Betina Lee  
Notary Public in and for the State of California  
Residing at Woodside, CA  
My appointment expires 4-12-17

**Parcel "A" AFTER Boundary Line Adjustment**

THOSE PORTIONS OF SECTIONS 10 AND 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM DESCRIBED AS FOLLOWS:

**PARCEL 1:**

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, LYING SOUTHERLY OF NOOKACHAMPS CREEK:

**PARCEL 2:**

THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10:

**PARCEL 3:**

THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11,  
EXCEPT COUNTY ROAD RIGHT OF WAY,  
ALSO EXCEPT THAT PORTION LYING SOUTHERLY OF THE SOUTH LINE OF NOOKACHAMPS CREEK:

**PARCEL 4:**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11,  
EXCEPT COUNTY ROAD RIGHT OF WAY.

**PARCEL 5:**

BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 11, A DISTANCE OF 60.00 FEET NORTH OF WHERE THE NORTH LINE OF THE RIGHT OF WAY OF THE SEATTLE AND INTERNATIONAL RAILWAY CROSSES SAID LINE; THENCE NORTH 45° WEST TO THE SOUTHERLY BANK OF NOOKACHAMPS CREEK; THENCE WESTERLY, ALONG THE SOUTHERLY BANK OF SAID CREEK TO THE WEST LINE OF SAID SECTION; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE EAST TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH TO THE PLACE OF BEGINNING, of which all lying Westerly and Northwesterly of the right of way of the Northern Pacific Railway Company.

**PARCEL 6:**



UNOFFICIAL  
THAT PORTION OF THE NORTHWESTERLY HALF OF THAT CERTAIN 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY, BY DEED RECORDED JUNE 2, 1890, IN VOLUME 10 OF DEEDS, PAGE 574, RECORDS OF SKAGIT COUNTY WASHINGTON, WHICH LIES WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

**PARCEL 7:**

THAT PORTION OF THE NORTHWESTERLY HALF OF THAT CERTAIN 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY, BY DEED RECORDED JUNE 2, 1890, IN VOLUME 10 OF DEEDS, PAGE 574, RECORDS OF SKAGIT COUNTY WASHINGTON, WHICH LIES WITHIN THE SOUTHWEST QUARTER OF SAID SECTION 11 AND LIES SOUTHWESTERLY OF THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THAT CERTAIN TRACT CONVEYED TO ROBERT G. LUNDEVALL, ET.UX., BY DEED RECORDED SEPTEMBER 3, 1982, AS AUDITORS FILE NO. 8209030067

**EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PARCELS::**

THOSE PORTIONS OF THE WEST HALF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; AS ALSO DISCLOSED ON RECORD OF SURVEYS UNDER AUDITORS FILE NUMBERS 8512100058 AND 200710110105 RECORDS OF SKAGIT COUNTY, WASHINGTON, 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 ALONG THE PROJECTION OF AND THOSE SEPARATED PARCELS OF A BOUNDARY LINE ADJUSTMENT FILED UNDER AFN 200710110105 RECORDS OF SKAGIT COUNTY, [HEREINAFTER KNOWN AS "THE BLA LINE"] 1024.71 FEET TO THE TRUE POINT OF BEGINING; THENCE NORTH 65° 38' 15" WEST ALONG "THE BLA LINE" 89.27 FEET; THENCE NORTH 60° 12' 24" WEST ALONG "THE BLA LINE" 578.82 FEET; THENCE NORTH 58° 52' 21" WEST ALONG "THE BLA LINE" 337.35 FEET; THENCE NORTH 43° 09' 09" WEST ALONG "THE BLA LINE" 68.08 FEET; THENCE NORTH 0° 43' 05" WEST ALONG "THE BLA LINE" 371.65 FEET; THENCE NORTH 3° 01' 13" EAST ALONG "THE BLA LINE" 349.79 FEET; THENCE NORTH 28° 03' 28" EAST ALONG "THE BLA LINE" 282.53 FEET; THENCE NORTH 39° 46' 02" EAST ALONG "THE BLA LINE" 128.04 FEET; THENCE NORTH 73° 16' 31" EAST ALONG "THE BLA LINE" 496.76 FEET; THENCE DEPARTING "THE BLA LINE" NORTH 73° 25' 54" EAST 38.00 FEET; THENCE NORTH 44° 26' 56" EAST 176.24 RETURNING TO "THE BLA LINE" AND BEING A NON-TANGENT POINT OF CURVATURE, FROM WHICH THE RADIUS BEARS NORTH 40° 31' 56" WEST; THENCE ALONG "THE BLA LINE" BEING 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 ALONG "THE BLA LINE" 106.10 FEET; THENCE NORTH 29° 08' 06" WEST ALONG "THE BLA LINE" 48.98 FEET; THENCE NORTH 5° 45' 31" WEST ALONG "THE BLA LINE" 28.47 FEET; THENCE NORTH 27° 57' 37" EAST ALONG "THE BLA LINE" 255.36 FEET; THENCE NORTH 38° 57' 10" EAST ALONG "THE BLA LINE" 102.81 FEET; THENCE NORTH 76° 29' 57" EAST ALONG "THE BLA LINE" 62.91 FEET; THENCE DEPARTING "THE BLA LINE" NORTH 78° 04' 08" EAST 57.19 FEET; THENCE NORTH 25° 26' 02" EAST 9.00 FEET RETURNING TO "THE BLA LINE"; THENCE SOUTH 44° 26' 23" EAST ALONG "THE BLA LINE" 36.38 FEET, MORE OR LESS TO THE WESTERLY MARGIN OF BABCOCK ROAD; THENCE SOUTHERLY ALONG THE WESTERLY MARGIN 1113.75 FEET MORE OR LESS TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 1° 06' 44" WEST, ALONG SAID EAST LINE, 1458.85 FEET TO A POINT WHICH LIES



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\$78.00

SOUTH 88° 53' 11" EASE FROM THE TRUE POINT OF BEGINING; THENCE NORTH 88°53'11" WEST 150.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON



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Skagit County Auditor

\$78.00

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## Parcel "B" AFTER Boundary Line Adjustment

THOSE PORTIONS OF THE WEST HALF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; AS ALSO DISCLOSED ON RECORD OF SURVEYS UNDER AUDITORS FILE NUMBERS 8512100058 AND 200710110105 RECORDS OF SKAGIT COUNTY, WASHINGTON, 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 ALONG THE PROJECTION OF AND THOSE SEPARATED PARCELS OF A BOUNDARY LINE ADJUSTMENT FILED UNDER AEN 200710110105 RECORDS OF SKAGIT COUNTY, [HEREINAFTER KNOWN AS "THE BLA LINE"] 1024.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 65° 38' 15" WEST ALONG "THE BLA LINE" 89.27 FEET; THENCE NORTH 60° 12' 24" WEST ALONG "THE BLA LINE" 578.82 FEET; THENCE NORTH 58° 52' 21" WEST ALONG "THE BLA LINE" 337.35 FEET; THENCE NORTH 43° 09' 09" WEST ALONG "THE BLA LINE" 68.08 FEET; THENCE NORTH 0° 43' 05" WEST ALONG "THE BLA LINE" 371.65 FEET; THENCE NORTH 3° 01' 13" EAST ALONG "THE BLA LINE" 349.79 FEET; THENCE NORTH 28° 03' 28" EAST ALONG "THE BLA LINE" 282.53 FEET; THENCE NORTH 39° 46' 02" EAST ALONG "THE BLA LINE" 128.04 FEET; THENCE NORTH 73° 16' 31" EAST ALONG "THE BLA LINE" 496.76 FEET; THENCE DEPARTING "THE BLA LINE" NORTH 73° 25' 54" EAST 38.00 FEET; THENCE NORTH 44° 26' 56" EAST 176.24 RETURNING TO "THE BLA LINE" AND BEING A NON-TANGENT POINT OF CURVATURE, FROM WHICH THE RADIUS BEARS NORTH 40° 31' 56" WEST; THENCE ALONG "THE BLA LINE" BEING 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 ALONG "THE BLA LINE" 106.10 FEET; THENCE NORTH 29° 08' 06" WEST ALONG "THE BLA LINE" 48.98 FEET; THENCE NORTH 5° 45' 31" WEST ALONG "THE BLA LINE" 28.47 FEET; THENCE NORTH 27° 57' 37" EAST ALONG "THE BLA LINE" 255.36 FEET; THENCE NORTH 38° 57' 10" EAST ALONG "THE BLA LINE" 102.81 FEET; THENCE NORTH 76° 29' 57" EAST ALONG "THE BLA LINE" 62.91 FEET; THENCE DEPARTING "THE BLA LINE" NORTH 78° 04' 08" EAST 57.19 FEET; THENCE NORTH 25° 26' 02" EAST 9.00 FEET RETURNING TO "THE BLA LINE"; THENCE SOUTH 44° 26' 23" EAST ALONG "THE BLA LINE" 36.38 FEET, MORE OR LESS TO THE WESTERLY MARGIN OF BABCOCK ROAD; THENCE SOUTHERLY ALONG THE WESTERLY MARGIN 1113.75 FEET MORE OR LESS TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 1° 06' 44" WEST, ALONG SAID EAST LINE, 1458.85 FEET TO A POINT WHICH LIES SOUTH 88° 53' 11" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88° 53' 11" WEST 150.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 40.4 ACRES, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON



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Skagit County Auditor

\$78.00

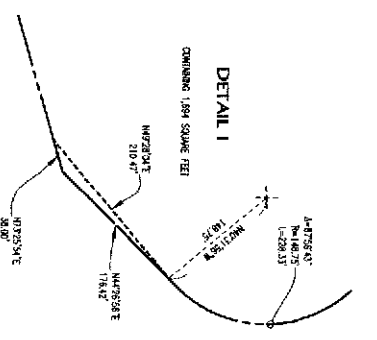
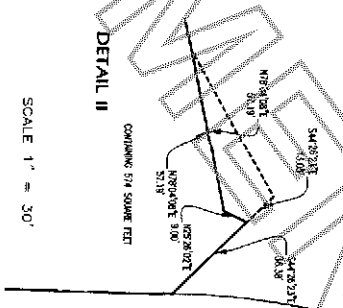
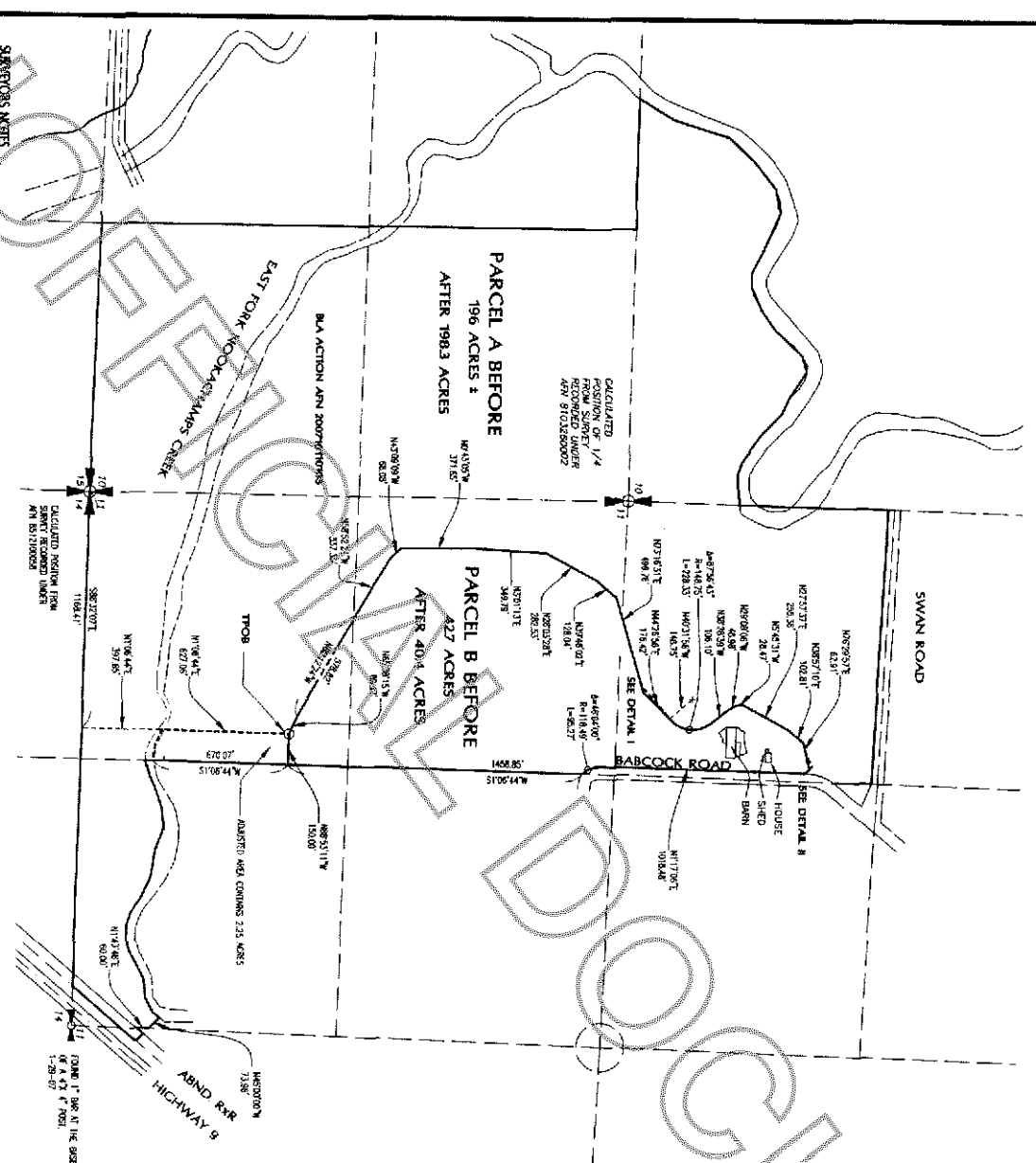
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# BOUNDARY LINE ADJUSTMENT

EXHIBITS OF THE BEFORE AND AFTER  
 A PORTION OF THE E 1/2 SECTION 10, THE T1E W 1/2 AND S 1/2 OF SECTION 11, TOWNSHIP 34 N., RANGE 4 E. W.M.  
 SAGIT COUNTY BIA ACTION AIN 2007010005



**LEGEND**  
 - - - - - BOUNDARY BEFORE ADJUSTMENT  
 ——— BOUNDARY AFTER ADJUSTMENT

**INSTRUMENT NOTE**  
 THIS SURVEY WAS ACCOMPANIED BY FIELD RECONNOISSANCE IN 2007 AT THE TIME OF FIELD TIEWORK WITH A TRIMBLE S5, LEICA TCA 1105 AND A TRIMBLE 5800. SIDE FREQUENCY GPS RECEIVERS, STANDARD ERROR DISTANCE +/- 2CM (1 + 1 PPM), AND METERS OR DECIMAL STIMULUS AS SET FORTH IN WAC 01-202-100.

**SURVEYOR'S NOTES**  
 1. BOUNDARIES AS SHOWN WERE NOT RECONSIDERED DURING THE COURSE OF THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE BOUNDARIES AND HAS FOUND THEM TO BE CORRECT.  
 2. THE PROPERTY OWNERS WERE SET DURING THE COURSE OF THIS SURVEY.  
 3. THE SURVEY WAS FIELD RECORDED TO ASSIST IN CLARIFYING THE BOUNDARIES.  
 4. THE SURVEYOR HAS FIELD RECORDED TO ASSIST IN CLARIFYING THE BOUNDARIES.  
 5. THE SURVEYOR HAS FIELD RECORDED TO ASSIST IN CLARIFYING THE BOUNDARIES.

**BASIS OF BEARING**  
 ASSUMED IN 89° 32' 07" BETWEEN THE ROUND SOUTHWEST CORNER AND THE DIAGONAL SOUTHWEST CORNER OF SECTION 11 OF SAGIT WAGON.

**Sound Development Group**  
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
 P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202  
 Mount Vernon, WA 98273  
 Tel: 360-404-2010 Fax: 360-404-2013

**BOUNDARY LINE ADJUSTMENT**  
 EXHIBITS BEFORE - AFTER  
 A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SAGIT COUNTY, STATE OF WASHINGTON  
**OWNERS**  
**CLEAR VALLEY LLC**

