



Skagit County Auditor
6/30/2014 Page 1 of 5 3:51PM \$76.00

When recorded return to:
Farm & Fowl LLC, Seas Holding, LLC
15356 Produce Lane
Mount Vernon, WA 98273

Recorded at the request of:
File Number: 107223

Statutory Warranty Deed

107223-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Clear Valley Environmental Farm, LLC, a Washington limited liability company and Clear Valley Environmental Farm II, Inc., a Washington corporation, as to Parcel 'X' for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to GRANTEE SEAS Holding LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 11, Township 34 North, Range 4 East, W.M., Ptn. W 1/2 - SW 1/4

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Including Additional Rights described in Exhibit "C"

Tax Parcel Number(s): P24531, 340411-3-001-0006, P24530, 340411-2-004-0005

Dated 6/20/2014

Clear Valley Environmental Farm II, Inc. and Clear Valley Environmental Farm, LLC

By: [Signature]
Jeff Poetsch, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142317
JUN 30 2014

Amount Paid \$4099.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeff Poetsch is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Authorized Agent of Clear Valley environmental Farm II, Inc and Clear Valley Environmental Farm, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-20-14

[Signature]

Katie Hickok
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 1/07/2015

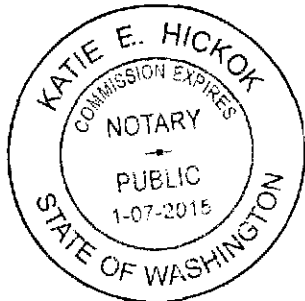


EXHIBIT A

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 Auditor's File Nos. 8512100058 and 200710110105, records of Skagit County, Washington; 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 along the projection of and those separated parcels of a boundary line adjustment filed under Auditor's File No. 200710110105, records of Skagit County, (hereinafter known as "The BLA line") 1024.71 feet to the true point of beginning; thence North $65^{\circ}38'15''$ West along "The BLA line" 89.27 feet; thence North $60^{\circ}12'24''$ West along "The BLA line" 578.82 feet; thence North $58^{\circ}52'21''$ West along "The BLA line" 337.35 feet; thence North $43^{\circ}09'09''$ West along "The BLA line" 68.08 feet; thence North $0^{\circ}43'05''$ West along "The BLA line" 371.65 feet; thence North $3^{\circ}01'13''$ East along "The BLA line" 349.79 feet; thence North $28^{\circ}03'28''$ East along "The BLA line" 282.53 feet; thence North $39^{\circ}46'02''$ East along "The BLA line" 128.04 feet; thence North $73^{\circ}16'31''$ East along "The BLA line" 496.76 feet; thence departing "The BLA line" North $73^{\circ}25'54''$ East 38.00 feet; thence North $44^{\circ}26'56''$ East 176.24 feet returning to "The BLA line" and being a non-tangent point of curvature, from which the radius bears North $40^{\circ}31'56''$ West; thence along "The BLA line" being a curve to the left having a radius of 148.75 feet through a central angle of $87^{\circ}56'43''$ an arc distance of 228.33 feet; thence North $38^{\circ}28'39''$ West along "The BLA line" 106.10 feet; thence North $29^{\circ}08'06''$ West along "The BLA line" 48.98 feet; thence North $5^{\circ}45'31''$ West along "The BLA line" 28.47 feet; thence North $27^{\circ}57'37''$ East along "The BLA line" 255.36 feet; thence North $38^{\circ}57'10''$ East along "The BLA line" 102.81 feet; thence North $76^{\circ}29'57''$ East along "The BLA line" 62.91 feet; thence departing "The BLA line" North $78^{\circ}04'08''$ East 57.19 feet; thence North $25^{\circ}26'02''$ East 9.00 feet returning to "The BLA line"; thence South $44^{\circ}26'23''$ 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 $1^{\circ}06'44''$ West, along said East line, 1458.85 feet to a point which lies South $88^{\circ}53'11''$ East from the true point of beginning; thence North $88^{\circ}53'11''$ West 150.00 feet to the true point of beginning.



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Exhibit B

EXCEPTIONS:

A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 28, 2009
Auditor's No.: 200901280146
Regarding: Shoreline Substantial Development Conditional Use
Affects: Includes other property

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company
Dated: August 2, 1948
Recorded: August 10, 1948
Auditor's No.: 421441
Purpose: Anchor and guy wires
Area Affected: Northeast corner of the Southwest ¼ of the Southwest ¼ of Section 11, Township 34 North, Range 4 East, W.M.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company
Dated: March 10, 1952
Recorded: March 17, 1952
Auditor's No.: 472789
Purpose: Anchor and guy wires
Area Affected: East line of the Southwest ¼ of the Northwest ¼ of Section 11, Township 34 North, Range 4 East, W.M.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John P. Verdoes, a bachelor and Abe Verdoes and Anna Verdoes, husband and wife
Dated: August 26, 1970
Recorded: December 30, 1970
Auditor's No.: 747242
Purpose: Joint use of 10 foot farm road
Area Affected: East 10 feet of the West ½ of the Southwest ¼ North of Creek

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



E. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Nookachamp Creek

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 14, 2005
Auditor's No.: 200510140023

Said Lot Certification may be considered modified by that certain Lot Certification recorded as Auditor's File No. 201402250069. Said Lot Certification was further modified by Auditor's File No. 201406090094.

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Boundary Line Adjustment Survey
Recorded: October 11, 2007
Auditor's No.: 200710110106

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Boundary Line Adjustment Survey
Recorded: June 9, 2014
Auditor's No.: 201406090095

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



Order No. 107223

Exhibit "C_":

The Grantors, Clear Valley Environmental Farm, LLC, a Washington LLC, and Clear Valley Farm II, Inc., a Washington corporation, further convey and quit claim to the Grantee, Farm & Fowl, LLC, a Washington LLC the following rights from the Purchase and Sale Agreement as verbally amended in italics.

- 1 *"33.33% of water rights of the water rights controlled currently (8/7/13) by CVEF LLC & CVEF, Inc."*,
- 2 *A non-exclusive easement to drive a water transport vehicle within the Grantors adjoining lands to the South in the East 150 feet of the Southwest ¼ of the Southwest ¼ of Section 11, Township 34 North, Range 4 East, W.M., to exercise said water rights from the East Fork of Nookachamps Creek As maybe limited by conservation easement and bank MBI.*

Said Grantee agrees to the following from the Purchase and Sale Agreement as verbally amended in italics:

- 1 *"Buyer agrees to stockpiling by the grantors of soil pursuant to the Skagit Environmental Bank Mitigation Banking Instrument and Addendums" which stockpiling is subject to further agreement between the Grantors and Grantee as to the amount and location of said stockpiling.*

All of the above being subject to matters of record



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