

202002190166

02/19/2020 03:38 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Old StoneWall LLC
2132 East Chesapeake Drive
Gilbert, AZ 85234

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.
20-4142

THE GRANTOR(S) Perdue Foods LLC, a Limited Liability Company,,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Old StoneWall LLC, a Wyoming Limited Liability Company

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

Portion of the NE 1/4 SW 1/4 of Sec. 1, Twp. 34 N. R. 3 E., WM (aka Tr 2 of SP #6-82)

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

Tax Parcel Number(s): P20957 & 340301-3-001-0108

Dated: 1-30-2020

Perdue Foods LLC, a Limited Liability Company

By: Brenda Galgano
Brenda Galgano, SVP, CFO & Treasurer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020618
FEB 19 2020

Amount Paid \$ 9785.00
Skagit Co. Treasurer
Deputy

By: BT

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4142-KH

Page 1 of 5

STATE OF Maryland
COUNTY OF Wicomico

I certify that I know or have satisfactory evidence that Brenda Galgano is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the SVP, CFO & Treasurer of Perdue Foods LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 30 day of January, 2020


Signature

Ellen Dale Whitehead
Notary Public
Wicomico County
Maryland

My Commission Expires: 7-6-23

Notary
Title

My appointment expires: 7-6-23

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 17413 State Route 20, Burlington, WA 98233
Tax Parcel Number(s): P20957 & 340301-3-001-0108

Property Description:

Parcel "A":

Tract 2 of Skagit County Short Plat No. 6-82, approved April 27, 1982 and recorded April 30, 1982 under Auditor's File No. 8204300001 in Book 5 of Short Plats, page 185, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Southwest ¼ of Section 1, Township 34 North, Range 3 East, W.M.

Parcel "B":

A non-exclusive easement for utility purposes over and across that portion of Tract 1 of Skagit County Short Plat No. 6-82, approved April 27, 1982 and recorded April 30, 1982 as Auditor's File No. 8204300001 in Book 5 of Short Plats, Page 185, records of Skagit County, Washington lying within a 10-foot strip of land contiguous to the Burlington Northern Railroad right-of-way, as established by deed recorded April 13, 1982 as Auditor's File No. 8204130038; being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 1, Township 34 North, Range 3 East, W.M.

EXHIBIT B

20-4142-KH

1. Easement, affecting a portion of subject property for the purpose of private drainage ditch including terms and provisions thereof granted to Nels Ovenell and others recorded 10/02/1892 as Auditor's File No. 10290
2. Reservations, provisions and/or exceptions contained in instrument executed by United States of America, recorded 04/25/1944 as Auditor's File No. 370948.
3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 6-82 recorded 4/30/1982 as Auditor's File No. 8204300001.
4. Regulatory notice/agreement regarding Mound Fill System that may include covenants, conditions and restrictions affecting the subject property, recorded 05/11/1982 as Auditor's File No. 8205110001 .

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.

5. Title notification that the subject property is adjacent to property designated Natural Resource lands by Skagit county executed by Draper Valley Farms Inc. dated 07/01/2004, recorded 07/13/2004 as Auditor's File No. 200407130116. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

6. Regulatory notice/agreement regarding Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded 07/01/2004 as Auditor's File No. 200407130117 .

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.

7. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 06/22/1953, as Auditor's File No. 489730.

8. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of utility, in favor of Draper Valley Farms, Inc, recorded 04/13/1982 as Auditor's File No. 8404130038.

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following unrecorded ALTA/NSPS survey dated 01/31/2017 bearing a job number of Network Project No. 1603799 for American Surveying & Mapping, Inc., as disclosed by Paragraph 2 on Page 4 of deed recorded 03/10/2017 as Auditor's File No. 201703100075.

10. There is no recorded means of ingress or egress to a public road from said property. It is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.

Statutory Warranty Deed
LPB 10-05