

When recorded return to:

Hughes Farms Inc.
13225 Farm to Market Road
Mount Vernon, WA 98273

GNW 21-13349

STATUTORY WARRANTY DEED

THE GRANTOR(S) Norman Spragg and Mary Jane Spragg, husband and wife, Curtis Ronald Spragg, as his separate estate, and Craig Homchick, Trustee of The Curtis Ronald Spragg Testamentary Trust, 11870 Road H Southwest, Royal City, WA 99357,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Hughes Farms Inc., a Washington Corporation

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: Ptn of 17-33-4E; NW¼ SE¼ & S½ NE¼

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): P16716, P114020, P16744, P16745 and P16748

Dated: 11/15/21

Norman Spragg
Norman Spragg

Mary Jane Spragg
Mary Jane Spragg

XXXXXX
Curtis Ronald Spragg

The Curtis Ronald Spragg Testamentary

By: Craig Homchick 11/11/21
Craig Homchick, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5253

Nov 16 2021

Amount Paid \$11022.67

Skagit County Treasurer

By Josie Bear Deputy

STATE OF WASHINGTON
COUNTY OF Chehalis

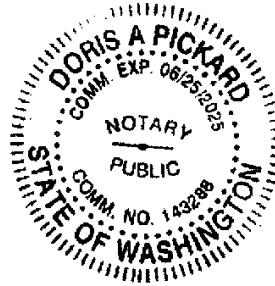
I certify that I know or have satisfactory evidence that Norman Spragg, Mary Jane Spragg, Craig Homchick, Trustee of The Curtis Ronald Spragg Testamentary are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 15th day of November, 2021

Doris A. Pickard
Signature

Notary Public
Title

My appointment expires: 06-25-2025



When recorded return to:

Hughes Farms Inc.
13225 Farm to Market Road
Mount Vernon, WA.98273

STATUTORY WARRANTY DEED

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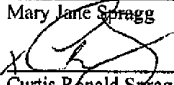
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Tax Parcel Number(s): P16716, P114020, P16744, P16745 and P16748

Dated: 11-12-2021

Norman Spragg

Mary Jane Spragg

X 
Curtis Ronald Spragg

The Curtis Ronald Spragg Testamentary

By: _____
Craig Homchick, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Curtis Ronald Spragg is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 19th day of November, 2021

Sarah G Johnson
Signature

Notary
Title

My appointment expires: 6-8-23

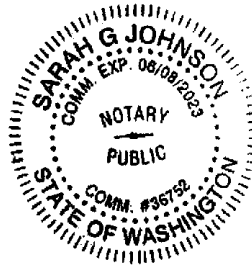


EXHIBIT A **LEGAL DESCRIPTION**

Property Address: NHN Bulson Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P16716, P114020, P16744, P16745 and P16748

Property Description:

PARCEL "A":

The South $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; and the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
EXCEPT the East $\frac{1}{2}$ of the South $\frac{1}{2}$ thereof, all in Section 17, Township 33 North, Range 4 East, W.M.

EXCEPT that portion thereof lying Easterly of the following described line:

Commencing at the Northeast corner of said South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $89^{\circ}08'28''$ West along the North line thereof a distance of 341.85 feet to the Northwest corner of a tract conveyed to Richard Gilbert, et ux, by deed recorded February 21, 1996, under Auditor's File No. 9602210074, records of Skagit County Washington and the TRUE POINT OF BEGINNING of this line description;
thence South $7^{\circ}23'00''$ West a distance of 189.72 feet to the Southwest corner of said Gilbert tract, said point also being the Northwest corner of a tract conveyed to Richard W. Rasar, et ux, by deed recorded November 5, 1998, under Auditor's File No. 9811050058, records of Skagit County, Washington;
thence continuing South $7^{\circ}23'00''$ West to the North line of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 17 and the TERMINUS of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 260 feet of the East $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 20 feet of said East $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 17,

EXCEPT the West 260 feet thereof in said Section 17.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 33 North, Range 4 East W.M.,

EXCEPT drainage ditch right of way;

ALSO, that portion of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 33 North, Range 4 East W.M., described as follows:

BEGINNING at the Northeast corner of said subdivision;
thence West along the North line thereof to the centerline of said Section;
thence South, 66 feet;
thence Easterly parallel with and 66 feet South of said North line to the $\frac{1}{4}$ line between the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 17;

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thence at right angles South along said $\frac{1}{4}$ line 141.5 feet;
thence Easterly parallel with and 207.5 feet South of the North line of said South $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the East
line of said Section 17;
thence North along said East line to the point of beginning.

EXCEPT that portion thereof lying Easterly of Dike District No. 3 "Hill Ditch"

Situate in the County of Skagit, State of Washington

EXHIBIT B
21-13349-TJ

1. Rights contained in Document, including the terms, covenants and provisions thereof

Recording Date: December 23, 1891

Recording No.: Volume 22 of Deeds Page 300 in the Auditor's office of Skagit County, official records.

2. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded March 17, 1952 as Auditor's File No. 472796

NOTE: This company finds no such road exists to make this a viable easement.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Oil Pipe Line Corp

Purpose: Oil Pipeline

Recording Date: April 27, 1959

Recording No.: 580407

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1, Skagit County

Purpose: Utilities

Recording Date: October 30, 1962

Recording No.: 628090

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1, Skagit County

Purpose: Pipeline

Recording Date: November 8, 1962

Recording No.: 628490

6. Covenants to prevent practices which might contaminate water supply recorded February 21, 1996, under Auditor's File No. 9602210074.

7. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded November 5, 1998 under Auditor's File No. 9811050058 and 9811050059.

8. 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.

In the event the policy to issue is to exclude coverage as to access, the Company must receive signed instructions to that affect from the proposed insured.

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