

When recorded return to:

Foothills Farmlands, LLC  
25502 Hoehn Road  
Sedro-Woolley, WA 98284

208591-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236021

Apr 03 2023

Amount Paid \$17805.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) Andrew W. Young and Tietje Young, a married couple**

**for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE  
CONSIDERATION**

**in hand paid, conveys and warrants to Foothills Farmlands, LLC, a Washington Limited Liability  
Company**

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

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: (Required if full legal not inserted above.)

Property 1:

BLA Lots 2, 3, 10, 11, 13, 14, 16, 21, 22, 23 & Tract A, AF#200701040087-0096, AKA Ptn Tr 2  
Peavey's Acreage

Tax Parcel Number(s): Property 1:

3966-002-002-0000/P67955 & 3966-002-003-0009/P67956 & 3966-002-010-0000/P67978 & 3966-002-011-0009/P67979 & 3966-002-013-0007/P67981 & 3966-002-014-0006/P67983 & 3966-002-016-0004/P67985 & 3966-002-022-0006/P67989 & 3966-002-023-0005/P67990 & 3966-002-023-0100/P125367 & 3966-002-023-0200/P125368 & 3966-002-023-0300/P125369 & 3966-002-023-0400/P125370 & 3966-002-023-0500/P125371 & 3966-002-023-0600/P125372 & 3966-002-023-0700/P125374 & 3966-002-023-0800/P125579 & 3966-002-023-0900/P125580 & 3966-002-023-1000/P125581

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 208591-LT.

Dated: MARCH 31, 2023

(attached to Statutory Warranty Deed)

Andrew W. Young  
Andrew W. Young

Tietje Young  
Tietje Young

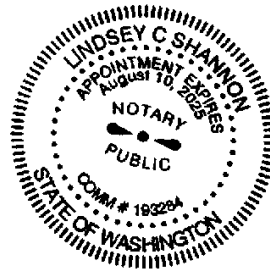
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 31<sup>ST</sup> day of MARCH, 2023 by Andrew W. Young and Tietje Young.

[Signature]  
Signature

Notary  
Title

My commission expires: AUG. 10, 2025



## Exhibit A

Property 1:  
PARCEL "A":

Lot 2, as described and delineated in Boundary Line Adjustment Deeds approved December 28, 2006, recorded January 4, 2007, under Auditor's File Nos. 200701040087 through 200701040096, inclusive, being fully described as follows:

Lots 2, 3, 10, 11, 13, 14, 16, 21, 22 and 23, in Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington.

EXCEPT that portion of Lot 3 described as follows:

Beginning at the intersection of the West line of said Lot 3 with the South line of Burmaster Road; thence South  $89^{\circ}23'19''$  East along the South line of Burmaster Road, a distance of 200.00 feet; thence South  $01^{\circ}57'41''$  West parallel to the West line of said Lot 3, a distance of 217.86 feet; thence North  $89^{\circ}23'19''$  West, a distance of 200.00 feet to the West line of said Lot 3; thence North  $01^{\circ}57'41''$  East, along said West line, a distance of 217.86 feet to the point of beginning,

EXCEPT the South 20 feet of Lot 13.

ALSO, EXCEPT those portions of Lots 22 and 23 described as follows:

Beginning at the Southeast corner of said Lot 23; thence North  $01^{\circ}24'34''$  East along the East line of said Lot 23, a distance of 475.05 feet; thence North  $89^{\circ}25'56''$  West, a distance of 807.32 feet; thence South  $01^{\circ}34'04''$  West, a distance of 475.00 feet to the South line of said Lot 22; thence South  $89^{\circ}25'56''$  East along the South line of said Lot 22 and said Lot 23, a distance of 800.34 feet to the point of beginning.

EXCEPT County roads.

PARCEL "B":

Tract A, as described and delineated in Boundary Line Adjustment Deeds approved December 28, 2006, recorded January 4, 2007, under Auditor's File Nos. 200701040087 through 200701040096, inclusive, being a portion of Lots 22 and 23, Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, and more fully described as follows:

Beginning at a point on the East line of said Lot 23 which lies North  $01^{\circ}24'34''$  East, a distance of 160.02 feet from the Southeast corner of said Lot 23;

thence North  $89^{\circ}25'56''$  West, a distance of 443.51 feet to the point of curvature of a curve to the left having a radius of 25.00 feet; thence Southwesterly along said curve through a central angle of  $44^{\circ}24'55''$  and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;

thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet;  
thence North 89°25'56" West, a distance of 149.35 feet;  
thence North 00°34'04" East, a distance of 30.00 feet;  
thence South 89°25'56" East, a distance of 149.35 feet to the initial point of a curve to the right having a radius of 45.00 feet from which the radius point bears South 69°57'40" East;  
thence Northeasterly, Easterly and Southeasterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet to the point of reverse curvature with a curve to the left having a radius of 25.00 feet;  
thence Southeasterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet;  
thence South 89°25'56" East, a distance of 444.24 feet to the East line of said Lot 23;  
thence South 01°24'34" West along said East line, a distance of 50.01 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

Lot 10, as described and delineated in Boundary Line Adjustment Deeds approved December 28, 2006, recorded January 4, 2007, under Auditor's File Nos. 200701040087 through 200701040096, inclusive, being a portion of Lots 22 and 23, Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, and more fully described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 475.05 feet from the Southeast corner thereof;  
thence North 89°25'56" West, a distance of 166.32 feet;  
thence South 00°34'04" West, a distance of 265.00 feet to the North line of the hereinafter described Tract A;  
thence South 89°25'56" East along said North line, a distance of 162.43 feet to the East line of said Lot 23;  
thence North 01°24'34" East along said East line, a distance of 265.03 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through Tract A described herein below.

Situate in the County of Skagit, State of Washington.

Lot 11, as described and delineated in Boundary Line Adjustment Deeds approved December 28, 2006, recorded January 4, 2007, under Auditor's File Nos. 200701040087 through 200701040096, inclusive, being a portion of Lots 22 and 23, Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, and more fully described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 475.05 feet from the Southeast corner thereof;  
thence North 89°25'56" West, a distance of 166.32 feet to the point of beginning of this description;  
thence North 89°25'56" West, a distance of 164.38 feet;

thence South 00°34'04" West, a distance of 265.00 feet to the North line of the hereinafter described Tract A;  
thence South 89°25'56" East along said North line, a distance of 164.38 feet;  
thence North 00°34'04" East, a distance of 265.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through Tract A described herein below.

Situate in the County of Skagit, State of Washington.

Lot 13, as described and delineated in Boundary Line Adjustment Deeds approved December 28, 2006, recorded January 4, 2007, under Auditor's File Nos. 200701040087 through 200701040096, inclusive, being a portion of Lots 22 and 23, Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, and more fully described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 475.05 feet from the Southeast corner thereof;  
thence North 89°25'56" West, a distance of 330.70 feet to the point of beginning of this description;  
thence North 89°25'56" West, a distance of 166.42 feet;  
thence South 00°34'04" West, a distance of 245.00 feet to the North line of the hereinafter described

Tract A and the initial point of a curve to the right having a radius of 45 feet, from which the radius point bears South 00°34'04" West;  
thence Southeasterly along the North line of said Tract A and said curve through a central angle of 44°24'55" and an arc distance of 34.88 feet to the point of reverse curvature with a curve to the left having a radius of 25.00 feet;  
thence Southeasterly along the North line of said Tract A and said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet;  
thence South 89°25'56" East along the North line of said Tract A, a distance of 117.43 feet;  
thence North 00°34'04" East, a distance of 265.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through Tract A described herein below.

Situate in the County of Skagit, State of Washington.

Lot 14, as described and delineated in Boundary Line Adjustment Deeds approved December 28, 2006, recorded January 4, 2007, under Auditor's File Nos. 200701040087 through 200701040096, inclusive, being a portion of Lots 22 and 23, Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, and more fully described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 475.05 feet from the Southeast corner thereof;  
thence North 89°25'56" West, a distance of 497.12 feet to the point of beginning of this description;  
thence North 89°25'56" West, a distance of 161.78 feet;  
thence South 00°34'04" West, a distance of 275.00 feet to the North line of the hereinafter described Tract A;

thence South 89°25'56" East along said North line, a distance of 119.35 feet to the initial point of a curve to the right having a radius of 45.00 feet from which the radius point bears South 69°57'40" East;  
 thence Northeasterly along said curve through a central angle of 70°31'44" and an arc distance of 55.39 feet;  
 thence North 00°34'04" East, a distance of 245.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through Tract A described herein below.

Situate in the County of Skagit, State of Washington.

Lot 16, as described and delineated in Boundary Line Adjustment Deeds approved December 28, 2006, recorded January 4, 2007, under Auditor's File Nos. 200701040087 through 200701040096, inclusive, being a portion of Lots 22 and 23, Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, and more fully described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 475.05 feet from the Southeast corner thereof;  
 thence North 89°25'56" West, a distance of 658.90 feet to the point of beginning of this description;  
 thence North 89°25'56" West, a distance of 148.42 feet;  
 thence South 00°34'04" West, a distance of 298.19 feet;  
 thence South 89°25'56" East, a distance of 118.42 feet to the West line of the hereinafter described Tract A;  
 thence North 00°34'04" East along said West line, a distance of 23.19 feet to the Northwest corner of said Tract A;  
 thence South 89°25'56" East along the North line of said Tract A, a distance of 30.00 feet;  
 thence North 00°34'04" East, a distance of 275.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through Tract A described herein below.

Situate in the County of Skagit, State of Washington.

Lot 21, as described and delineated in Boundary Line Adjustment Deeds approved December 28, 2006, recorded January 4, 2007, under Auditor's File Nos. 200701040087 through 200701040096, inclusive, being a portion of Lots 22 and 23, Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, and more fully described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East a distance of 160.02 feet from the Southeast corner of said Lot 23 which point is the Southeast corner of the hereinafter described Tract A;  
 thence North 89°25'56" West, a distance of 443.51 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;  
 thence Southwesterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;  
 thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet;

thence North 89°25'56" West, a distance of 16.27 feet to the point of beginning of this description which point is on the South line of said Tract A;  
thence North 89°25'56" West, a distance of 133.07 feet to the Southeast corner of said Tract A;  
thence North 00°34'04" East, a distance of 6.81 feet;  
thence North 89°25'56" West, a distance of 118.42 feet;  
thence South 00°34'04" West, a distance of 176.81 feet to the South line of said Lot 22;  
thence South 89°25'56" East, along the South line of said Lot 22 and said Lot 23, a distance of 251.49 feet;  
thence North 00°34'04" East, a distance of 170.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through Tract A described herein below.

Situate in the County of Skagit, State of Washington.

Lot 22, as described and delineated in Boundary Line Adjustment Deeds approved December 28, 2006, recorded January 4, 2007, under Auditor's File Nos. 200701040087 through 200701040096, inclusive, being a portion of Lots 22 and 23, Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, and more fully described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 160.02 feet from the Southeast corner of said Lot 23 which point is the Southeast corner of the hereinafter described Tract A;  
thence North 89°25'56" West on the South line of said Tract A, a distance of 273.43 feet to the point of beginning of this description;  
thence continuing North 89°25'56" West along the South line of said Tract A, a distance of 170.08 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;  
thence Southwesterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;  
thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet;  
thence North 89°25'56" West, a distance of 16.27 feet;  
thence South 00°34'04" West, a distance of 170.00 feet to the South line of said Lot 23;  
thence South 89°25'56" East along the South line of said Lot 23, a distance of 277.77 feet;  
thence North 00°34'04" East, a distance of 160.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through Tract A described herein below.

Situate in the County of Skagit, State of Washington.

Lot 23, as described and delineated in Boundary Line Adjustment Deeds approved December 28, 2006, recorded January 4, 2007, under Auditor's File Nos. 200701040087 through 200701040096, inclusive, being a portion of Lots 22 and 23, Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, and more fully described as follows:

Beginning at the Southeast corner of said Lot 23; North 01°24'34" East, a distance of 160.02 feet from the Southeast corner of the hereinafter described Tract A;  
 thence North 89°25'56" West on the South line of said Tract A, a distance of 273.43;  
 thence South 00°34'04" West, a distance of 160.00 feet to the South line of said Lot 23;  
 thence South 89°25'56" East along the South line of said Lot 23, a distance of 271.07 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through Tract A described herein below.

Situate in the County of Skagit, State of Washington.

**TRACT A:**

That portion of Lots 22 and 23, Tract 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 160.02 feet from the Southeast corner of said Lot 23;  
 thence North 89°25'56" West, a distance of 443.51 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;  
 thence Southwesterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;  
 thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet;  
 thence North 89°25'56" West, a distance of 149.35 feet;

thence North 00°34'04" East, a distance of 30.00 feet;  
 thence South 89°25'56" East, a distance of 149.35 feet to the initial point of a curve to the right having a radius of 45.00 feet from which the radius point bears South 69°57'40" East;  
 thence Northeasterly, Easterly and Southeasterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet to the point of reverse curvature with a curve to the left having a radius of 25.00 feet;  
 thence Southeasterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet;  
 thence South 89°25'56" East, a distance of 444.24 feet to the East line of said Lot 23;  
 thence South 01°24'34" West along said East line, a distance of 50.01 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

**PARCEL "C":**

Lot 3, as described and delineated in Boundary Line Adjustment Deeds approved December 28, 2006, recorded January 4, 2007, under Auditor's File Nos. 200701040087 through 200701040096, inclusive, being a portion of Lot 3, Tract No. 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, and more fully described as follows:

Beginning at the intersection of the West line of said Lot 3 with the South line of Burmaster Road;



thence South  $89^{\circ}23'19''$  East along the South line of Burmaster Road, a distance of 200.00 feet;  
thence South  $01^{\circ}57'41''$  West parallel with the West line of said Lot 3, a distance of 217.86 feet;  
thence North  $89^{\circ}23'19''$  West, a distance of 200.00 feet to the West line of said Lot 3;  
thence North  $01^{\circ}57'41''$  East, along said West line, a distance of 217.86 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.