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05/25/2023 09:40 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

The Scouler Company, Inc.
250 Marquette Avenue South, Suite 1050
Minneapolis, MN 55402

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236627

May 25 2023

Amount Paid \$72517.50

Skagit County Treasurer
By Lena Thompson Deputy

Space above this line for Recorders use only

**STATUTORY WARRANTY DEED
(Parcel A)**

Date: May 19, 2023

Grantor(s): **Northwest Farm Food Cooperative**, a Washington cooperative association,

Grantee(s): **The Scouler Company, Inc.**, a Nebraska corporation

Abbreviated Legal Description: Gov. Lot 8, 5-34-4E

Assessor's Tax Parcel No(s): P101168/340405-0-005-0501

Northwest Farm Food Cooperative, a Washington corporation, **THE GRANTOR(S)** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **The Scouler Company, Inc.**, a Nebraska corporation, the following described real property, situated in the City of Burlington, County of Skagit, State of Washington, legally described as follows:

PLEASE SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

Subject To: This conveyance is subject only to those matters set forth on Exhibit B.

First American Title Insurance
National Commercial Services
NCS - 1154196A - CO

Northwest Farm Food Cooperative,
a Washington cooperative association

By: *Jim Rowe*
Name: Jim Rowe
Title: General Manager

STATE OF WASHINGTON)
)-ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Jim Rowe is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that ~~he~~ she/they ~~is~~ are authorized to execute the instrument and acknowledged it as the of to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 19, 2023 *Doug Clark*

Notary Public in and for the State of WA.

Residing at: Sedro Woolley, WA.

My appointment expires: 12-15-25

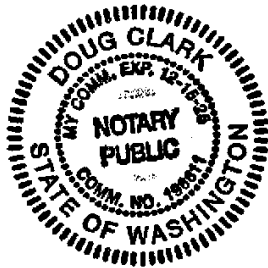


EXHIBIT A
LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 8 IN SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 451.5 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF THAT CERTAIN 8.5 FOOT STRIP OF LAND CONVEYED TO GERALD K. HANDLOS ET UX BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9007300104 RECORDS OF SKAGIT COUNTY, WASHINGTON AND SAID NORTH LINE PRODUCED;
THENCE EAST ALONG THE NORTH LINE OF THE SAID HANDLOS TRACT AND SAID TRACT PRODUCED, A DISTANCE OF 300 FEET;
THENCE NORTH, A DISTANCE OF 322 FEET;
THENCE WEST, A DISTANCE OF 300 FEET;
THENCE SOUTH, A DISTANCE OF 322 FEET TO THE POINT OF BEGINNING,

EXCEPT COUNTY ROAD RUNNING ALONG THE WEST LINE THEREOF.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR BUILDING SETBACK PURPOSES ONLY, OVER AND ACROSS A 20 FOOT WIDE STRIP OF LAND, DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 8 IN SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 451.5 FEET TO THE NORTH LINE OF THAT CERTAIN 8.5 FOOT STRIP OF LAND CONVEYED TO GERALD K. HANDLOS, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9007300104, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND SAID NORTH LINE PRODUCED;
THENCE EAST ALONG THE NORTH LINE OF THE SAID HANDLOS TRACT AND SAID TRACT PRODUCED, A DISTANCE OF 300 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH A DISTANCE OF 322 FEET;
THENCE EAST A DISTANCE OF 20 FEET;
THENCE SOUTH A DISTANCE OF 622.0 FEET TO A POINT THAT IS 20 FEET EAST OF THE SOUTHEAST 1/4 CORNER OF PARCEL "C" OF THAT CERTAIN TRACT OF LAND CONVEYED TO NORTHWEST FARM FOOD COOPERATIVE BY DEED RECORDED APRIL 29, 1992 UNDER AUDITOR'S FILE NO. 9204250086, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST FARM FOOD COOPERATIVE TRACT PRODUCED A DISTANCE OF 20 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH ALONG THE EAST LINE OF SAID TRACT AND SAID TRACT PRODUCED A DISTANCE OF 300 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or special assessments for the year 2023 and subsequent years.
2. 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 July 29, 1981, as Auditor's File No. 8107290026. Affects: Parcel C.
3. Easement, affecting a portion of subject property for the purpose of side yard setback including terms and provisions thereof granted to Jerry Handlos, as disclosed in that certain Single Family and Accessory Structure Side Yard Easement recorded October 14, 1991 as Auditor's File No. 9110140072
4. Reservations, provisions and/or exceptions contained in instrument executed by National Frozen Foods Corp., formerly National Fruit Canning Company, a Washington corporation, recorded July 30, 1990 as Auditor's File No. 9007300104.
5. Reservations, provisions and/or exceptions contained in instrument executed by National Frozen Foods Corporation, recorded April 29, 1992 as Auditor's File No. 9204290085.
6. Reservations, provisions and/or exceptions contained in that certain document executed by National Frozen Foods Corporation, recorded September 8, 1993 as Auditor's File No. 9309080136.
7. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded May 13, 1993 under Auditor's File No. 9305130113.
8. 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 Record of Survey for Northwest Farm Food Cooperative recorded September 11, 1996 as Auditor's File No. 9609110086.
9. Rights of parties in possession, as tenants only, under any unrecorded leases or rental agreements, which leases or agreements do not contain any rights of first refusal or options to purchase.