

When recorded return to:  
City of Seattle, City Light (SCL)  
700 5th Avenue Suite 3200  
Seattle, WA 98124-4023



201507020137

Skagit County Auditor \$75.00  
7/2/2015 Page 1 of 4 1:55PM

Recorded at the request of:  
File Number: 107885

**Statutory Warranty Deed**

107885

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Farm & Fowl, LLC, a Washington State Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as Part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to GRANTEE The City of Seattle, a Municipal Corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Section 19, Township 35 North, Range 6 East; Ptn. of Gov't Lot 10, SE of NE, NE of SW and NW of SE

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

Tax Parcel Number(s): P41681, 350619-4-005-0009

Dated 7-2-15

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152550  
JUL 02 2015

Farm & Fowl LLC  
  
By: Larry Jensen, Authorized Agent

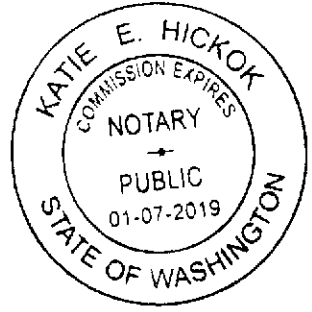
Amount Paid \$ 5523.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry Jensen is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Authorized Agent of Farm and Fowl LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-2-15

Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Washington  
My appointment expires: 1/07/2019



## EXHIBIT A

### Parcel "A":

The West 10 acres of the following described tract of land:

Government Lot 10 and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 19, Township 35 North, Range 6 East, W.M. RESERVING AND EXCEPTING from the above described 10 acres herein conveyed, the South 20 feet for a public road; ALSO EXCEPT that portion thereof lying North of the East extension of the North line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 19.

### Parcel "B":

That portion of the East 495 feet of the West 660 feet of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 19, Township 35 North, Range 6 East, W.M., lying Southerly of the following described line:

Beginning at the Southwest corner of said East 495 feet of the West 660 feet of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;

Thence North along the West line of said subdivision 1,105.0 feet to the True Point of Beginning of said line;

Thence North  $73^\circ$  East 214.3 feet;

Thence South  $27^\circ$  East 190 feet;

Thence South  $51^\circ$  East 139.5 feet;

Thence South  $83^\circ$  East to an intersection with the East line of said subdivision and the terminal point of said line;

EXCEPTING from said tract, county road right-of-way and that portion, if any, lying East of the West line of the East 660 feet of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; AND EXCEPTING that portion of said tract, if any, lying West of the East line of the West 10 acres of the following described premises;

Government Lot 10 and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 19, Township 35 North, Range 6 East W.M., EXCEPT the South 20 feet for roads;

EXCEPT from the above described Parcel "B", the East 280 feet thereof.

### Parcel "C":

The East 15 acres of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 19, Township 35 North, Range 5 East, W.M.

TOGETHER WITH the East 15 acres of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 35 North, Range 5 East, W.M.

EXCEPT from said Parcel A and Parcel C the following described tract:

That portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 19, Township 35 North, Range 6 East, W.M. described as follows:

Commencing at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  as shown on short Plat 133-79, recorded in Volume 4 of Short Plats at page 18 under Auditor's File No. 8001040020, records of Skagit County, Washington; thence S  $89^{\circ}27'33''$ E along the South line of said subdivision as shown on said survey, a distance of 79.63 feet; thence N  $00^{\circ}32'27''$ E a distance of 20.00 feet to the North line of Walberg Road and the point of beginning of this description; thence continuing N  $00^{\circ}27'27''$ E, a distance of 221.5 feet; thence N  $89^{\circ}27'33''$ W, a distance of 568 feet, more or less, to a point on the West line of the East 15 acres of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 19; thence South along said West line, a distance of 221.5 feet, more or less, to the North line of Walberg Road; thence East along the North line of Walberg Road, a distance of 568 feet, more or less, to the point of beginning.

Exhibit B

**EXCEPTIONS:**

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

Recorded: June 4, 1998  
Auditor's No.: 9806040072  
Regarding: Property Designated Agricultural Resource Lands

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. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201307180107.

C. 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: July 16, 2013  
Auditor's No.: 201307160048, 201307160049 and 201307160050

Auditor's File No. 201307160049 was re-recorded under Auditor's File No. 201504170122.

D. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201504130146.

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