

When recorded return to:

Alan Mesman and Vickie Mesman
12609 Dodge Valley Road
Mount Vernon, WA 98273



201011300057

Skagit County Auditor

11/30/2010 Page

1 of

3 10:38AM

Recorded at the request of:

File Number: A100827

Statutory Warranty Deed

A100827
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Conley Farms, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to GRANTEE Alan Mesman and Vickie Mesman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 31, Township 34, Range 3; Ptn. SE SE (affects Parcel "A"); and
Section 32, Township 34, Range 3; Ptn. SW SW (affects Parcel "B")

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): P119276, 340331-4-004-0200, P23056, 340332-3-003-0000

Dated 11/18/2010

Conley Farms, LLC

Jessie Conley
By: Jessie Conley, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3584

NOV 30 2010

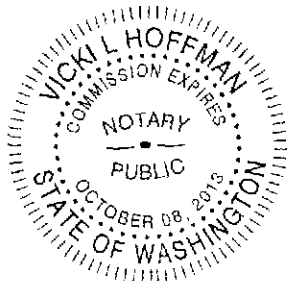
Amount Paid \$ 8193.00
By nam Deputy
Skagit Co. Treasurer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that

Jessie Conley is/are the person(s) who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated she
is/are authorized to execute the instrument and acknowledge that as the
Managing Member of Conley Farms, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-18-10



Vicki L Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2013

EXHIBIT A

PARCEL "A":

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 34 North, Range 3 East, W.M., EXCEPT Dodge Valley Road, AND EXCEPT Drainage District rights-of-way, AND EXCEPT the following described tracts:

1. Begin at the Northwest corner thereof; thence East 168.50 feet; thence South 194 feet; thence West 168.50 feet to the West line of said subdivision; thence North 194 feet to the point of beginning.
2. Begin at the Northwest corner thereof; thence South a distance of 194 feet along the West line of said $\frac{1}{4}$ Section, to the true point of beginning; continue South along the West line of said $\frac{1}{4}$ Section 201.65 feet; thence East parallel to the North line of said $\frac{1}{4}$ Section a distance of 168.5 feet; thence North parallel to the West line of said $\frac{1}{4}$ Section a distance of 201.65 feet; thence West parallel to the North line of said $\frac{1}{4}$ Section 168.5 feet to the point of beginning.

EXCEPT that portion thereof lying within the right-of-way conveyed to Skagit County Auditor's File No. 457308, and commonly known as Dodge Valley Road,

ALSO EXCEPT drainage ditch rights-of-way, if any.

PARCEL "B":

The West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 3 East, W.M., EXCEPT Drainage District rights-of-way.



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EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Joseph L. and Bertha Fohn, husband and wife
Recorded: February 28, 1989
Auditor's No. 8902280041
Purpose: Road
Area Affected: Portion of Parcels "A" and "B"

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Joseph L. and Bertha M. Fohn
Recorded: February 28, 1989
Auditor's No. 8902280042
Purpose: See document
Area Affected: Portion of Parcel "B"

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Jessie Conley
Recorded: March 8, 2001
Auditor's No. 200103080053
Purpose: Drainage purposes

D. 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: May 24, 2002
Auditor's No.: 200205240098
Affects: Parcel "A" and other property

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: June 28, 2002
Auditor's No. 200206280155
Purpose: Conservation Easement
Area Affected: Subject property

F. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded
under Auditor's File No. 200206280153.



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