

After Recording Return to:



201703100078

Skagit County Auditor

\$77.00

3/10/2017 Page

1 of

5 3:08PM

Guardian NW Title & Escrow
1301-B Riverside Drive/PO Box 1667
Mount Vernon, WA 98273
Attn: John Milnor

The Undersigned Grantor Declares: DOCUMENTARY TRANSFER TAX \$32,045.00;

☒ [X] computed on the consideration or full value of property conveyed, OR

☐ [] computed on the consideration or full value less value of liens and/or encumbrances
remaining at time of sale,

☐ [] unincorporated area; ☐ [] City of [_____],

GUARDIAN NORTHWEST TITLE CO.

113308

BARGAIN AND SALE DEED

GRANTOR: DVF MANAGEMENT CORPORATION, a Washington corporation, formerly
known as Draper Valley Farms, Inc., a Washington corporation

GRANTEE: PERDUE FOODS LLC, a Maryland limited liability company

Legal Description:

Abbreviated Form: Section 1, Township 34 North, Range 3 East, Ptn. NE – SW (aka
Tract 2, SP #6-82)

Additional Legal is on Exhibit A attached to document.

Assessor's Tax Parcel ID No. P20957

BARGAIN AND SALE DEED

THE GRANTOR, DVF MANAGEMENT CORPORATION, a Washington corporation, formerly known as Draper Valley Farms, Inc., a Washington corporation, for and in consideration of Ten Dollars (\$10.00) in hand paid, bargains, sells and conveys to PERDUE FOODS LLC, a Maryland limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, as more particularly described in Exhibit A attached hereto and incorporated by reference, together with all buildings and improvements situated thereon and all easements, rights-of-way, appurtenances, licenses and privileges, if any, belonging or appurtenant to such land; all mineral, gas, oil and water rights, sewer rights, other utility rights, and development rights now or hereafter allocated or allocable to such land, if any; and all right, title and interest of Grantor in and to any land lying in the bed of any street, road, avenue or alley, open or closed, adjacent to such land, to the center line thereof.

Subject to and excepting those matters listed in Exhibit B attached hereto and incorporated herein by this reference.

Dated March 10, 2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017924
MAR 10 2017

Amount Paid \$ 32045.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

DVF MANAGEMENT CORPORATION,
a Washington corporation, formerly known
as Draper Valley Farms, Inc.,
a Washington corporation

By:

Name:

Title:

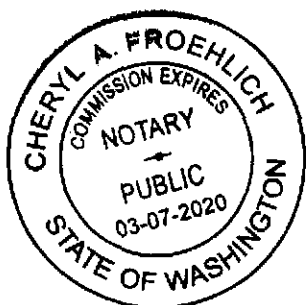
Richard Koplowitz
Richard Koplowitz
CEO/Director

STATE OF WA)

COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence that Richard Koplowitz is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the CEO/Director of DVF MANAGEMENT CORPORATION, a Washington corporation, formerly known as Draper Valley Farms, Inc., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 9, 2017



Notary Public
Print Name

My commission expires

[Signature]
Cheryl A. Froehlich
3/7/20

Exhibit A

LEGAL DESCRIPTION

The land situated in the State of Washington, County of Skagit, and described as follows:

Parcel "A":

Tract 2 of Skagit County Short Plat No. 6-82, approved April 27, 1982 and recorded April 30, 1982, under Auditor's File No. 820430001 in Book 5 of Short Plats, page 185, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 34 North, Range 3 East, W.M.

Parcel "B":

A non-exclusive easement for utility purposes over and across that portion of Tract 1 of Skagit County Short Plat No. 6-82, approved April 27, 1982 and recorded April 30, 1982 as Auditor's File No. 8204300001 in Book 5 of Short Plats, Page 185, records of Skagit County, Washington lying within a 10-foot strip of land contiguous to the Burlington Northern Railroad right-of-way as established by deed recorded April 13, 1982 as Auditor's File No. 8204130038; being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1 Township 34 North, Range 3 East, W.M.

Situated in Skagit County, Washington.

Exhibit B

EXCEPTIONS

As to Parcel "A":

1.
 - a. Open Space Taxation Agreement recorded among the land records of Skagit County, Washington (the "Records") on April 30, 1971 as Auditor's File No. 752023.
 - b. Application for Classification as Farm and Agricultural Land for Current Use Assessment Under RCW 84.34 recorded among the Records on June 28, 1977 as Auditor's File No. 859300.
2. The following matters set forth on that certain ALTA/NSPS Land Title Survey of 17413 State Route 20, Burlington, WA referred to as Network Project No. 1603799, dated January 31, 2017, prepared by Anthony C. Benthin on behalf of American Surveying & Mapping Inc.:
 - a. An unrecorded D.O.T. Highway Permit No. 10435.
 - b. That said Permit Location does not match the as-built and in use access driveway location to State Highway 20.
 - c. An as-built and in use asphalt access driveway located on both the highway and railroad rights-of-way.
 - d. No insurable access is shown thereon.
 - e. A building overhang encroaching over a railroad right-of-way by a maximum of 20.1 feet.
 - f. A culvert over the Southwest corner of the subject property.
 - g. Mislocated fencelines at or near all four corners.
 - h. Setback encroachments along the Southeasterly side of the subject property by a maximum of 6.1 feet.
3. Easement for private drainage ditch contained in Agreement recorded among the Records on October 10, 1892 as Auditor's File No. 10290.
4. Reservation of $\frac{3}{4}$ interest in mineral rights contained in Quitclaim Deed recorded among the Records on April 25, 1944 as Auditor's File No. 370948.
5. Short Plat No. 6-82 recorded among the Records on April 30, 1982 as Auditor's File No. 8204300001.
6. Conditional Agreement - Mound Fill System Installation recorded among the Records on May 11, 1982 as Auditor's File No. 8205110001.
7. Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870 recorded among the Records on July 13, 2004 as Auditor's File No. 200407130116.
8. Title Notification – Special Flood Hazard Area Pursuant to SCC 14.34.110 recorded among the Records on July 13, 2004 as Auditor's File No. 200407130117.

As to Parcel "B":

1. Easement for private drainage ditch contained in Agreement recorded among the Records on October 10, 1892 as Auditor's File No. 10290.

2. Reservation of $\frac{3}{4}$ interest in mineral rights contained in Quitclaim Deed recorded among the Records on April 25, 1944 as Auditor's File No. 370948.
3. Short Plat No. 6-82 recorded among the Records on April 30, 1982 as Auditor's File No. 8204300001.
4. Easement contained in Easement recorded among the Records on June 22, 1953 as Auditor's File No. 489730.