

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Don Moe
16706 Penn Road
Mount Vernon, WA 98273



201505010101

Skagit County Auditor

\$86.00

5/1/2015 Page

1 of

15 3:07PM

STATUTORY WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

Grantor (s): MOE BROTHERS, LLC, a Washington limited liability company

Grantee (s): MOE BROTHERS, LLC, a Washington limited liability company

Abbreviated Legal: Ptn Gov Lot 6 & 7, S25, T34N, R3E, W.M.

Additional Legal on page(s):

Assessor's Tax Parcel Nos.: P22681; 22683, P22684

MOE BROTHERS, LLC, a Washington limited liability company, is the owner of the following parcels of property:

Parcel "A"

See Exhibit "A"

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Parcel Number P22681

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2015/509

MAY 01 2015

Parcel "B"

See Exhibit "B"

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Parcel Number P22683

Amount Paid \$0

Skagit Co. Treasurer

By *M. Moe* Deputy

Parcel "C"

See Exhibit "C"

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Parcel Number P22684

WHEREAS: MOE BROTHERS, LLC, a Washington limited liability company wishes to adjust the above-described parcels through a boundary line adjustment;

NOW THEREFORE, THE GRANTOR, MOE BROTHERS, LLC, a Washington limited

liability company, in consideration of establishing new boundary lines between the parcels owned by MOE BROTHERS, LLC, a Washington limited liability company, and in consideration of the mutual covenants and promises herein, does hereby convey and warrant to MOE BROTHERS, LLC, a Washington limited liability company, the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit: that property described as:

Revised Parcel "A"

See Exhibit "D"

Situate in the County of Skagit, State of Washington.

Revised Parcel "B"

See Exhibit "E"

Situate in the County of Skagit, State of Washington.

Revised Parcel "C"

See Exhibit "F"

Situate in the County of Skagit, State of Washington.

These boundary line adjustments are not for the purpose of creating additional building lots.

DATED this 2nd day of April, 2015.

MOE BROTHERS, LLC, a Washington limited liability company

Donald I. Moe

By: Donald I. Moe, Its: Manager

Gerald N. Moe

By: Gerald N. Moe, Its: Manager

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

SKAGIT COUNTY

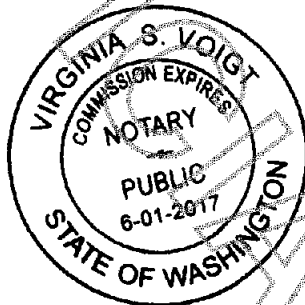
By: Howe Roeder

Date: 4/29/2015

Title: Senior Planner

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that DONALD I. MOE 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 Manager of MOE BROTHERS, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

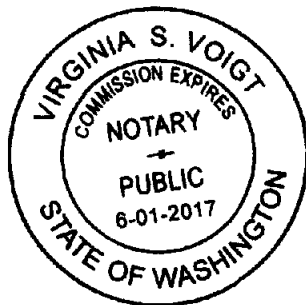


Dated: 4/2/15
Virginia S. Voigt
(Signature)
NOTARY PUBLIC
VIRGINIA S. VOIGT

Print Name of Notary
My appointment expires: 6/1/17

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that GERALD N. MOE 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 Manager of MOE BROTHERS, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 4/2/15
Virginia S. Voigt
(Signature)
NOTARY PUBLIC
VIRGINIA S. VOIGT

Print Name of Notary
My appointment expires: 6/1/17

Exhibit "A"

**Moe Brothers, LLC
Parcel Number 1
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-22681)**

The South 519.7 feet of the North 1,056 feet of Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M.

TOGETHER WITH that portion of said Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at a point on the West side of said lot at a distance of 536.3 feet South of the Northwest corner (called the North 536.3 feet of Government Lot 6 in adjoining description);
thence running North along the West line thereof to the said Northwest corner;
thence running East along the North line of said Lot 6 to the Skagit River;
thence Southerly along said Skagit River to a point 536.3 feet South of the North line of said Lot 6;
thence West to the PLACE OF BEGINNING;

EXCEPT that portion of said Government Lot 6 being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest 1/4 (West 1/4 corner) of said Section 25, Township 34 North, Range 3 East, W.M.;
thence South 89°48'21" East along the North line of said Southwest 1/4 for a distance of 1,330.62 feet, more or less, to the Northwest corner of said Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M.;
thence South 0°48'58" West along the West line of said Government Lot 6 for a distance of 25.01 feet, more or less, to the Southerly right-of-way margin of Jungquist Road;
thence South 89°48'21" East along said Southerly right-of-way margin for a distance of 1,190.58 feet, to the TRUE POINT OF BEGINNING;
thence continue South 89°48'21" East along said Southerly right-of-way margin for a distance of 140.29 feet to an angle point on said Southerly margin;
thence South 89°45'00" East along said Southerly margin, parallel with the North line of said Government Lot 6 for a distance of 97.98 feet, more or less, to a point on a non-tangent curve on the Westerly right-of-way margin of Penn Road;
thence along the arc of said curve to the right, concave to the Northwest, on said Westerly margin, having an initial tangent bearing of South 8°04'43" West, a radius of 556.45 feet, through a central angle of 12°21'41", an arc distance of 120.05 feet, to a point of tangency;
thence continue along said Westerly margin South 20°26'25" West a distance of 105.82 feet;

thence leaving said road margin North 76°14'55" West for a distance of 200.30 feet, or less, to a point bearing South 7°41'13" West from the TRUE POINT OF BEGINNING;
thence North 7°41'13" East for a distance of 170.10 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT FROM ALL THE ABOVE County roads and dike rights-of-way.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Exhibit "B"

**Moe Brothers, LLC
Parcel Number 2
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-22683)**

South 16 rods of Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M.

EXCEPT for Irving Moe Short Plat 25-81, described as follows:

BEGINNING at a point on the West line of Penn County Road, which is 16 rods North of the South line of said Government Lot 6;
thence West 116.50 feet;
thence South 200 feet;
thence East to the West line of aforesaid Penn County Road;
thence North along said West line to the POINT OF BEGINNING, Section 25, Township 34 North, Range 3 East, W.M.

TOGETHER WITH Government Lot 7, Section 25, Township 34 North, Range 3 East, W.M.;

EXCEPT that portion of said Government Lot 7, Section 25, Township 34 North, Range 3 East, W.M. lying West of the East right-of-way margin of Penn Road.

AND EXCEPT that portion thereof conveyed to Skagit County for road purposes, by Deed dated February 6, 1913, and recorded under Auditor's File No. 95053.

AND ALSO EXCEPT dike, ditch and road rights-of-way.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Exhibit "C"

**Moe Brothers, LLC
Parcel Number 3
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-22684)**

That portion of Government Lot 7, Section 25, Township 34 North, Range 3 East, W.M. lying West of the East right-of-way margin of Penn Road.

EXCEPT the following described tract:

BEGINNING at the intersection of the Westerly right-of-way line of county road which runs North and South along dike of Diking Improvement District No. 1 and the Northerly line of a second county road running East and West along the South line of said Section 25, said point of intersection being 20 feet North of said Section line;
thence West along the Northerly line of county road 208 feet;
thence North at right angles 208 feet;
thence East parallel with the South line of said Section to Westerly line of first mentioned county road;
thence Southerly along said Westerly line to the POINT OF BEGINNING.

AND EXCEPT that portion thereof conveyed to Skagit County for road purposes, by Deed dated February 6, 1913, and recorded under Auditor's File No. 95053.

AND ALSO EXCEPT dike, ditch and road rights-of-way.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Exhibit "D"

Moe Brothers, LLC

Parcel Number 1

After Boundary Line Adjustment

(Portion of Skagit County Assessor's Parcel Numbers P-22681, P-22683 and P-22684)

Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M.

EXCEPT that portion of said Government Lot 6 being more particular described as follows:

BEGINNING at the Northwest corner of the Southwest 1/4 (West 1/4 corner) of said Section 25, Township 34 North, Range 3 East, W.M.;
thence South 89°48'21" East along the North line of said Southwest 1/4 for a distance of 1,330.62 feet, more or less, to the Northwest corner of said Government Lot 6, Section 25, Township 34 North, Range 3 East, W.M.;
thence South 0°48'58" West along the West line of said Government Lot 6 for a distance of 25.01 feet, more or less, to the Southerly right-of-way margin of Jungquist Road;
thence South 89°48'21" East along said Southerly right-of-way margin for a distance of 1,190.58 feet, to the TRUE POINT OF BEGINNING;
thence continue South 89°48'21" East along said Southerly right-of-way margin for a distance of 140.29 feet to an angle point on said Southerly margin;
thence South 89°45'00" East along said Southerly margin, parallel with the North line of said Government Lot 6 for a distance of 97.98 feet, more or less, to a point on a non-tangent curve on the Westerly right-of-way margin of Penn Road;
thence along the arc of said curve to the right, concave to the Northwest, on said Westerly margin, having an initial tangent bearing of South 8°04'43" West, a radius of 556.45 feet, through a central angle of 12°21'41", an arc distance of 120.05 feet, to a point of tangency;
thence continue along said Westerly margin South 20°26'25" West a distance of 105.82 feet;
thence leaving said road margin North 76°14'55" West for a distance of 200.30 feet, or less, to a point bearing South 7°41'13" West from the TRUE POINT OF BEGINNING;
thence North 7°41'13" East for a distance of 170.10 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT Irving Moe Short Plat No. 25-81 approved April 21, 1981 and recorded April 22, 1981 under Skagit County Auditor's File No. 8104220036, being more particularly described as follows:

BEGINNING at a point on the West line of Penn County Road, which is 16 rods North of the South line of said Government Lot 6;

thence West 116.50 feet;
thence South 200 feet;
thence East to the West line of aforesaid Penn County Road;
thence North along said West line to the POINT OF BEGINNING, Section 25,
Township 34 North, Range 3 East, W.M.

AND ALSO EXCEPT that portion of said Government Lot 6 lying Easterly of the
Easterly right-of-way margin of Penn Road.

TOGETHER WITH Government Lot 7, Section 25, Township 34 North, Range 3 East, W.M.

EXCEPT that portion of said Government Lot 7 described as follows:

BEGINNING at the intersection of the Westerly right-of-way line of county road
which runs North and South along dike of Diking Improvement District No. 1 and
the Northerly line of a second county road running East and West along the South
line of said Section 25, said point of intersection being 20 feet North of said
Section line;
thence West along the Northerly line of county road 208 feet;
thence North at right angles 208 feet;
thence East parallel with the South line of said Section to Westerly line of first
mentioned county road;
thence Southerly along said Westerly line to the POINT OF BEGINNING.

AND EXCEPT that portion of said Government Lot 7 described as follows:

Commencing at the South 1/4 corner of said Section 25, Township 34 North,
Range 3 East, W.M. from which the Southwest corner of Section 25 bears North
89°57'31" West a distance of 2,660.47 feet;
thence from said South 1/4 corner North 0°05'24" West for a distance of 20.00
feet to an angle point in the Northerly right-of-way margin of Calhoun Road and
being the TRUE POINT OF BEGINNING;
thence North 89°46'44" East along said Northerly right-of-way margin for a
distance of 224.32 feet, more or less, to the Southwest corner of that certain parcel
conveyed to Deana R. Strom, a married woman, as her separate property by
Statutory Warranty deed recorded under Auditor's File No. 200706280155;
thence North 0°13'16" West along the West line of said Strom parcel for a
distance of 208.00 feet, to the Northwest corner thereof;
thence North 89°46'44" East along the North line of said Strom parcel for a
distance of 88.74 feet, more or less, to the Westerly right-of-way margin of Penn
Road as shown on that certain Skagit County Public Works Department map titled
Penn Road dated January 22, 1975;
thence North 32°13'15" West along said Westerly right-of-way margin for a
distance of 125.31 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Northeast, having a

radius of 1,448.89 feet, through a central angle of $10^{\circ}56'40''$ an arc distance of 276.76 feet to a point of tangency;
thence North $21^{\circ}16'35''$ West for a distance of 94.07 feet;
thence leaving said Westerly right-of-way margin, South $73^{\circ}46'21''$ West for a distance of 246.28 feet;
thence South $0^{\circ}13'16''$ East for a distance of 580.73 feet, more or less, to the Northerly right-of-way margin of Calhoun Road at a point bearing North $89^{\circ}57'31''$ West from the TRUE POINT OF BEGINNING;
thence South $89^{\circ}57'31''$ East along said Northerly right-of-way margin for a distance of 147.30 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT that portion of said Government Lot 7 lying Easterly of the Easterly right-of-way margin of Penn Road.

AND ALSO EXCEPT dike, ditch and road rights-of-way.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 73.8 acres

Exhibit "E"

**Moe Brothers, LLC
Parcel Number 2**

**After Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-22684)**

That portion of Government Lot 7, Section 25, Township 34 North, Range 3 East, W.M., described as follows:

Commencing at the South 1/4 corner of said Section 25, Township 34 North, Range 3 East, W.M. from which the Southwest corner of Section 25 bears North 89°57'31" West a distance of 2,660.47 feet;
thence from said South 1/4 corner North 0°05'24" West for a distance of 20.00 feet to an angle point in the Northerly right-of-way margin of Calhoun Road and being the TRUE POINT OF BEGINNING;
thence North 89°46'44" East along said Northerly right-of-way margin for a distance of 224.32 feet, more or less, to the Southwest corner of that certain parcel conveyed to Deana R. Strom, a married woman, as her separate property by Statutory Warranty deed recorded under Auditor's File No. 200706280155;
thence North 0°13'16" West along the West line of said Strom parcel for a distance of 208.00 feet, to the Northwest corner thereof;
thence North 89°46'44" East along the North line of said Strom parcel for a distance of 88.74 feet, more or less, to the Westerly right-of-way margin of Penn Road as shown on that certain Skagit County Public Works Department map titled Penn Road dated January 22, 1975;
thence North 32°13'15" West along said Westerly right-of-way margin for a distance of 125.31 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Northeast, having a radius of 1,448.89 feet, through a central angle of 10°56'40" an arc distance of 276.76 feet to a point of tangency;
thence North 21°16'35" West for a distance of 94.07 feet;
thence leaving said Westerly right-of-way margin, South 73°46'21" West for a distance of 246.28 feet;
thence South 0°13'16" East for a distance of 580.73 feet, more or less, to the Northerly right-of-way margin of Calhoun Road at a point bearing North 89°57'31" West from the TRUE POINT OF BEGINNING;
thence South 89°57'31" East along said Northerly right-of-way margin for a distance of 147.30 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT dike, ditch and road right-of-ways, if any.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 5.0 acres

Exhibit "F"

Moe Brothers, LLC

Parcel Number 3

After Boundary Line Adjustment

(Portion of Skagit County Assessor's Parcel Numbers P-22681 and P-22684)

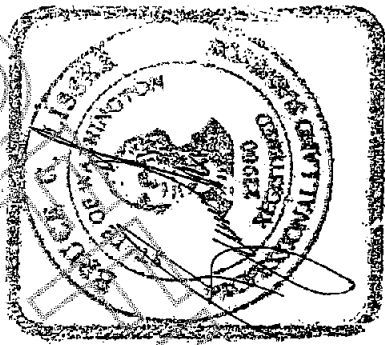
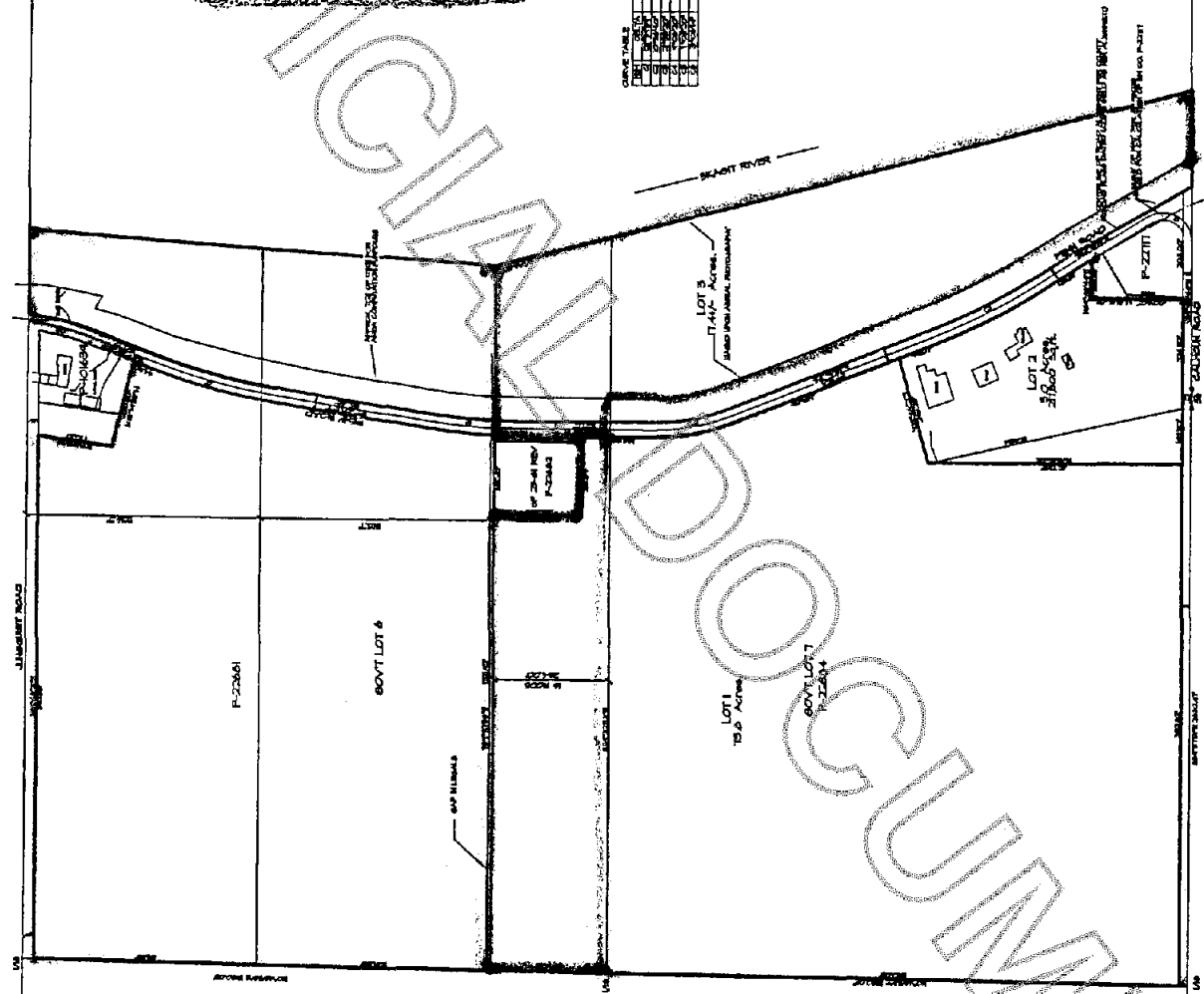
Those portions of Governments Lots 6 and 7, Section 25, Township 34 North, Range 3 East, W.M. lying Easterly of the Easterly right-of-way margin of Penn Road.

EXCEPT dike, ditch and road rights-of-way;

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

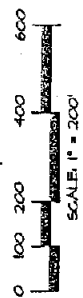
Containing approximately 17.4 acres (based upon aerial photography)



2-3-15

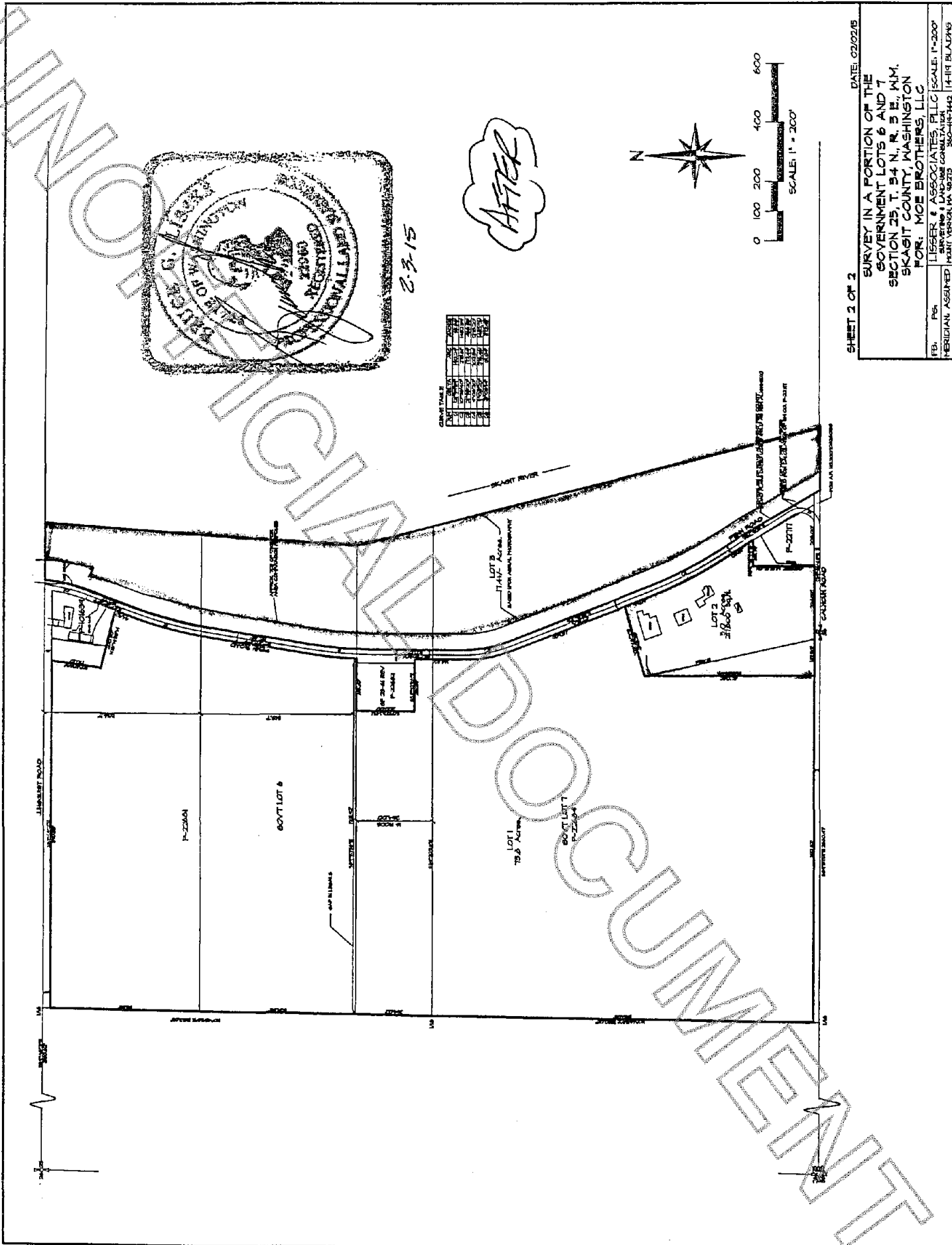
Lot	Area	Owner
1	17.41	Private
2	17.41	Private
3	17.41	Private
4	17.41	Private
5	17.41	Private
6	17.41	Private
7	17.41	Private
8	17.41	Private
9	17.41	Private
10	17.41	Private
11	17.41	Private
12	17.41	Private
13	17.41	Private
14	17.41	Private
15	17.41	Private
16	17.41	Private
17	17.41	Private
18	17.41	Private
19	17.41	Private
20	17.41	Private

Before



SHEET 1 OF 2

DATE: 02/02/15
 SURVEY IN A PORTION OF THE
 GOVERNMENT LOTS 6 AND 7
 SECTION 25, T. 34 N., R. 3 E., WM.
 SKAGIT COUNTY, WASHINGTON
 FOR: MOE BROTHERS, LLC
 LIESER & ASSOCIATES, PLLC
 SURVEYING & LAND USE CONSULTANTS
 1419 BLANCHARD
 SEASIDE, WA 98148
 FB: P6
 MERIDIAN: ASSIGNED



SHEET 2 OF 2

DATE: 02/02/15

SURVEY IN A PORTION OF THE
GOVERNMENT LOTS 6 AND 7
SECTION 25, T. 34 N., R. 3 E., W. 1 M.,
SKAGIT COUNTY, WASHINGTON
FOR: MOE BROTHERS, LLC

FB: PS: LISSE & ASSOCIATES, PLLC SCALE: 1"=200'
MERIDIAN: ASSIGNED SURVEYING & LAND-USE CONSULTANTS
HEAT: VERNON, WA 98255 509-445-1443 1418 BLANKS