

After Recording Return To:

Scott A. Morris and Brita L. Morris
16898 Penn Road
Mount Vernon, WA 982763



Skagit County Auditor
12/14/2015 Page 1 of 4 1:38PM \$76.00

STATUTORY WARRANTY DEED

GRANTOR: MOE BROTHERS, LLC, a Washington limited liability company

GRANTEES: SCOTT A. MORRIS and BRITA L. MORRIS
husband and wife

Legal Description:

Abbreviated Form: ptn Gov. Lot 7, S25-T34N-R3E, W.M.

Additional on: Exhibit "A"

Assessor's Tax Parcel No.: P22684 / 340325-0-017-0009

THE GRANTOR, MOE BROTHERS, LLC, a Washington limited liability company, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to SCOTT A. MORRIS and BRITA L. MORRIS, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

See Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 14 2015

Amount Paid \$4633.00
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED - 1

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

DATED: December 7, 2015.

MOE BROTHERS, LLC,
a Washington limited liability company

By Donald I. Moe
DONALD I. MOE
Its Member

By Gerald N. Moe
GERALD N. MOE
Its Member

acknowledgments follow

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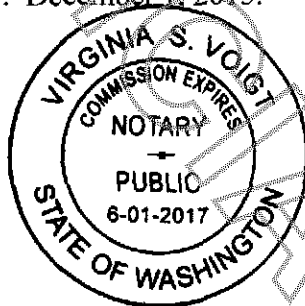
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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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 signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member 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: December 7, 2015.

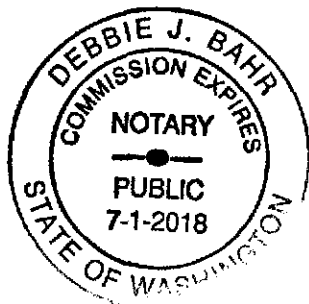


Virginia S. Voigt
(Signature of Notary)
VIRGINIA S. VOIGT
(Legibly Print or Type Name of Notary)
My appointment expires: 6/1/17

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 signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member 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: December 7, 2015.



Debbie J. Bahr
(Signature of Notary)
DEBBIE J. BAHR
(Legibly Print or Type Name of Notary)
My appointment expires: 7-1-2018

Exhibit "A"

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 $89^{\circ}57'31''$ West a distance of 2,660.47 feet;
thence from said South 1/4 corner North $0^{\circ}05'24''$ 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 $89^{\circ}46'44''$ 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 $0^{\circ}13'16''$ West along the West line of said Strom parcel for a distance of 208.00 feet, to the Northwest corner thereof;
thence North $89^{\circ}46'44''$ 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 $32^{\circ}13'15''$ 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.

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.