

AFTER RECORDING MAIL TO:

MOGA PROPERTIES, LLC
4915 25th Avenue NE Suite 204
Seattle, WA 98105



Skagit County Auditor \$77.00
7/13/2017 Page 1 of 5 9:09AM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-161879-SE ✓

POOR ORIGINAL

Statutory Warranty Deed
Land Title and Escrow

THE GRANTORS SUSAN PETH LAIR, as her separate property and LA CONNER FARM LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MOGA PROPERTIES, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn SE SW, 18-34-3 E; Ptn NW ¼ & NE ¼, 19-34-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340319-2-003-0009, P22171, P110975, P110973, P22169, P22170, P22127, P22128 AND P22153

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-161879-OE.

Dated July 5, 2017

Susan Peth Lair

LACONNER FARM LLC, a Washington limited liability company

See attached Page 2 for signature and notary acknowledgment

By: Carol P. Briggs, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3189
JUL 13 2017

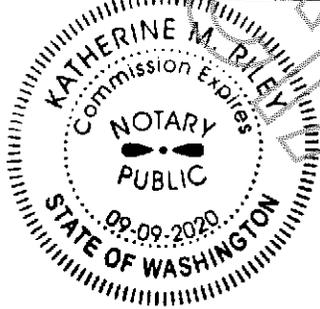
Amount Paid \$ 29,792.30
Skagit Co. Treasurer
By *Mdm* Deputy

State of Washington }
County of Chelan } SS:

I certify that I know or have satisfactory evidence that Susan Peth Lair
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: July 6, 2017

Katherine Riley



Notary Public in and for the State
of Washington
Residing at: Chelan County
My appointment
expires: 9-9-2020

UNRECORDED INSTRUMENT DOCUMENT

LACONNER FARM LLC, a Washington limited liability company

Carol P. Briggs, Manager

By: Carol P. Briggs, Manager

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carol P. Briggs signed this instrument, on oath stated that she is authorized to execute the instrument and* ~~are the persons who appeared before me, and said persons acknowledged that~~ it as Manager of* signed this instrument and acknowledge it to be free and voluntary act for the *LaConner Farm LLC uses and purposes mentioned in this instrument.

Dated: July 10, 2017

Arnold L. Payne

Notary Public in and for the State of Washington
Residing at 17632 - 133rd Pl. SE,
My appointment expires: 1-23-2021
*Renton WA 98008

Notary Public
State of Washington
ARNOLD L. PAYNE
MY COMMISSION EXPIRES
1-23-2021

DESCRIPTION:

TRACT 1:

The East 40 acres of the combined following described Parcels "A" and "B", the West line of said East 40 acres being parallel with the West line of Parcel "A":

Parcel A:

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 34 North, Range 3 East, W.M., lying Northerly of the County Road right of way known as the Downey Road, an extension of the McLean Road.

Parcel B:

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 34 North, Range 3 East, W.M., lying Northerly of the County road right of way, known as the Downey Road an extension of the McLean Road, and lying within the following described tract:

Beginning at the center of Section 19, Township 34 North, Range 3 East, W.M.;
thence North along the North and South centerline of Sections 18 and 19, 3,495.1 feet to the South bank of Higgins Slough;
thence Southeasterly along the bank of said slough to a point 1,882.01 feet North and 350.34 feet East of the center of Section 19;
thence West, 66.84 feet;
thence South parallel to the North and South centerline of Section 19 to the East and West centerline of Section 19;
thence South $89^{\circ}27'30''$ West, 283.5 feet to the point of beginning

Situate in the County of Skagit, State of Washington.

TRACT 2:

Parcel A:

Beginning at a point 1,347.50 feet East of the West $\frac{1}{4}$ corner of Section 19, Township 34 North, Range 3 East, W.M., running thence North 1,335.4 feet, parallel to the West line of said Section 19, to the East and West center line of the Northwest $\frac{1}{4}$ of said Section 19;
thence East along said line 652.5 feet;
thence North 2,195 feet, parallel to the West line of said Section 19 to the inner side of the dike along Higgins Slough;
thence continuing North to the center line of said slough;
thence Easterly along said slough to the East line of the Southwest $\frac{1}{4}$ of Section 18;
thence South to its South $\frac{1}{4}$ corner of said Section 18;
thence continuing South 2,690.6 feet to the center of Section 19;
thence West 1,347.5 feet to the point of beginning.

EXCEPT Country road known as McLean Road, dike and drainage rights of way,

AND EXCEPT that portion conveyed to Carol Peth Briggs and Susan Peth Lair by Personal Representative's Deed recorded November 13, 1996, under Auditor's File No. 9611130083, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

DESCRIPTION CONTINUED:

TRACT 2 continued:

Parcel B:

Beginning at the center of Section 19, Township 34 North, Range 3 East, W.M.;
thence North along the North and South center line of Sections 19 and 18, 3,495.1 feet to the South bank of Higgins Slough;
thence Southeasterly along the bank of said slough to a point 1,882.01 feet North and 350.34 feet East of the center of Section 19;
thence West 66.84 feet;
thence South parallel to the North and South center line of Section 19, to the East and West center line of Section 19;
thence South 89°27'30" West 283.5 feet to the point of beginning,

EXCEPT Country Road known as McLean Road,

AND EXCEPT that portion conveyed to Carol Peth Briggs and Susan Peth Lair by Personal Representative's Deed recorded November 13, 1996, under Auditor's File No. 9611130083, records of Skagit County, Washington.

Parcel C:

That portion of the Northeast ¼ of the Northwest ¼ of Section 19 and of the Southeast ¼ of the Southwest ¼ of Section 18, Township 34 North, Range 3 East, W.M., lying Southerly of Higgins Slough and West of the following described line:

Beginning at the West ¼ corner of said Section 19;
thence East on the center line of said Section 19, a distance of 1,347.3 feet;
thence North parallel with the West line of Section 19 to the East and West center line of the Northwest ¼ of said Section 19;
thence East on said line 652.5 feet the true point of beginning of this described line;
thence North parallel with the West line of said Section 19 to the center of the South branch of Higgins Slough in Section 18,

EXCEPT ditch and dike rights of way.

Situate in the County of Skagit, State of Washington.