

When recorded return to:
PERKINS COIE LLP
1201 Third Avenue, Suite 4900
Seattle, Washington 98101
Attention: Nathan F. Fahrner, Esq.



Skagit County Auditor

4/26/2018 Page

1 of

\$79.00

6 11:40AM

Land Title and Escrow

Document Title(s) (or transactions contained therein): 1. Statutory Warranty Deed
Reference Number(s) of Documents assigned or released: N/A (on page ___ of documents(s))
Grantor(s) (Last name first, then first name and initials): 1. Skagit Bank, formerly known as Skagit State Bank, a Washington state chartered commercial bank
Grantee(s) (Last name first, then first name and initials): 1. Moga Properties, LLC
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) Ptns Sec. 23-36-3; SW NW, Sec. 25-36-3; Ptns Sec. 26-36-3 <input checked="" type="checkbox"/> Full legal is on page 3 of document.
Assessor's Property Tax Parcel/Account Numbers P48123, P48134, P48136, P48244, P48301, P48303, P48304, P48305, P48383, P48384, P117909, P117911, P117912, P117913

STATUTORY WARRANTY DEED

The grantor, Skagit Bank, formerly known as Skagit State Bank, a Washington state chartered commercial bank, for and in consideration of ten dollars (\$10.00) 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:

See Exhibit A attached hereto and incorporated herein;

Tax Parcel Numbers: P48123, P48134, P48136, P48244, P48301, P48303, P48304, P48305, P48383, P48384, P117909, P117911, P117912, P117913

subject to the exceptions set forth on Exhibit B attached hereto.

Dated this 25 day of April, 2018.

GRANTOR:

SKAGIT BANK, formerly known as Skagit State Bank, a Washington state chartered commercial bank

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018/694
APR 26 2018
Amount Paid \$25,850.00
By mm Skagit Co. Treasurer
Deputy

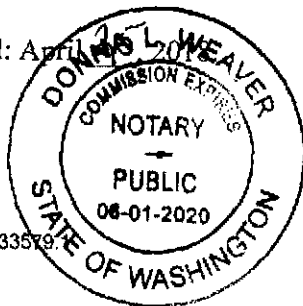
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018/685
APR 25 2018
Amount Paid \$28,815.00
By mm Skagit Co. Treasurer
Deputy

Name: Richard C. Humphrey
Its: E.V.P.

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence that Richard C. Humphrey 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 E.V.P. of Skagit Bank, formerly known as Skagit State Bank, a Washington state chartered commercial bank, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 25, 2018



88377-0004/139333579

Donna L. Weaver
Notary Public for Washington
My appointment expires: June 1, 2020

Schedule "A-1"

01-165813-OE

DESCRIPTION:

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southerly of the road; that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southerly of the road and Westerly of the old railroad; and that portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southerly of the road extending over and across said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 23, Township 36 North, Range 3 East, W.M.,

EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 36 North, Range 3 East, W.M.,

EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; that portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, lying Southerly of the Easterly and Westerly road and Easterly of the Northerly and Southerly road; the South 100 feet of that portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Southerly and Easterly of the road; the North 100 feet of that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Easterly of the road; the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$; that portion of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, lying Northerly of the centerline of Colony Creek; and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$,

EXCEPT that portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying Southwesterly of Colony Creek, all in Section 26, Township 36 North, Range 3 East, W.M.,

AND EXCEPT that portion conveyed to Corwin Fergus on October 31, 2002, under Auditor's File No. 200210310015, described as follows:

Beginning at the center $\frac{1}{4}$ section of Section 26;
thence North along the West line of Tract "E" of record of Survey, recorded in Book 12 of Surveys, pages 99 and 100, under Auditor's File No. 9202130038, also known as the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, a distance of 396.76 feet;
thence North $89^{\circ}16'35''$ East parallel to the North line of said Tract "E", a distance of 150.00 feet;
thence South $01^{\circ}10'51''$ West parallel to the West line of said Tract "E", a distance of 531.70 feet;
thence South $22^{\circ}13'42''$ West, a distance of 417.66 feet to the Southwest corner of said Tract "E";
thence North along West line of said Tract "E", also known as the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 525.54 feet to the point of beginning.

AND ALSO EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

PERMITTED EXCEPTIONS

1. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN INSTRUMENT:

Executed By: Scott Paper Company
Recorded: July 7, 1989
Auditor's No.: 8907070037
Affects: Portion of subject property and other lands

RELINQUISHMENT OF MINERAL RESERVATION RIGHTS AND THE TERMS AND CONDITIONS THEREOF:

Between: Kimberly-Clark Corporation, a Delaware corporation, the
successor-in-interest to Scott Paper Company, a Pennsylvania
corporation
And: Moga Properties
Dated: March 14, 2018
Recorded: Date of recording
Auditor's No.: 201804XXXXXX

2. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN INSTRUMENT:

Executed By: Crown Pacific, Ltd.
Recorded: December 14, 1989
Auditor's No.: 8912140077
Affects: Subject property and other lands
Note: Timber rights have merged with current vestee

3. EXCEPTIONS, EASEMENTS, RESERVATIONS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Olympic Pipe Line Company
Recorded: June 30, 1964
Auditor's No.: 652580
Affects: Property located in Sections 25 and 26, Township 36 North,
Range 3 East, and other lands

4. Terms and conditions of Resolution No. 44872 of the Skagit County Commissioners authorizing the opening of Old School Trail Road recorded under Auditor's File No. 9305250044, records of Skagit County, Washington.

For: Right of way of Old School Trail Road
Affects: Property located in Section 26, Township 36 North, Range 3 East.

5. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: February 13, 1992
Auditor's No.: 9202130038
Affects: Property located in Sections 23 and 26, Township 36 North,
Range 3 East.

6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: IP Forestry, LLC, a Washington State Limited Liability
Company
And: Olympic Pipeline Company, a Delaware corporation
Recorded: September 28, 2005
Auditor's No.: 200509280194
Providing: License to install gated access together with ingress and
egress
Affects: Property located in Sections 23 and 26, Township 36 North,
Range 3 East; Portion of subject property and other lands

7. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Rader and Leonard & Assoc. Inc.
Recorded: November 2, 1977
Auditor's File No.: 867842
Affects: Property located in Section 25, Township 36 North, Range 3
East; Portion of subject property and other lands

8. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Azimuth Northwest, Inc.
Recorded: April 2, 1999
Auditor's File No.: 9904020188
Affects: Property located in Section 25, Township 36 North, Range 3
East

9. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Skagit Surveyors & Engineers
Recorded: December 5, 2003
Auditor's File No.: 200312050140
Affects: Property located in Section 25, Township 36 North, Range 3
East

10. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Semrau Engineering & Surveying, P.L.L.C.
Recorded: September 5, 2017
Auditor's File No.: 201709050106

Affects: Property located in Section 25, Township 36 North, Range 3
East

11. MATTERS DISCLOSED BY RECORD OF SURVEY OF SHORT PLAT NO. 91-078:

Recorded: May 13, 1992
Auditor's File No.: 9205130029
Affects: Property located in Section 26, Township 36 North, Range 3
East.

12. Any change in the boundary of legal description of the real property, or title to the estate insured, that may arise due to shifting and changing in course of Colony Creek.